

Executive Summary Report

Characteristics-Based Market Adjustment for 2004 Assessment Roll

Area Name / Number: Jovita-Algona-Pacific / 55

Previous Physical Inspection: 2000

Sales - Improved Summary:

Number of Sales: 782

Range of Sale Dates: 1/2002 - 12/2003

Sales – Improved Valuation Change Summary

| | Land | Imps | Total | Sale Price | Ratio | COV* |
|-------------------|----------|-----------|-----------|------------|-------|---------|
| 2003 Value | \$58,500 | \$150,600 | \$209,100 | \$223,900 | 93.4% | 10.23% |
| 2004 Value | \$60,800 | \$162,100 | \$222,900 | \$223,900 | 99.6% | 9.14% |
| Change | +\$2,300 | +\$11,500 | +\$13,800 | | +6.2% | -1.09% |
| % Change | +3.9% | +7.6% | +6.6% | | +6.6% | -10.65% |

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -1.09% and -10.65% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

| | Land | Imps | Total |
|-----------------------|----------|-----------|-----------|
| 2003 Value | \$62,100 | \$137,600 | \$199,700 |
| 2004 Value | \$64,700 | \$147,100 | \$211,800 |
| Percent Change | +4.2% | +6.9% | +6.1% |
| | | | +4.2% |

Number of one to three unit residences in the Population: 5790

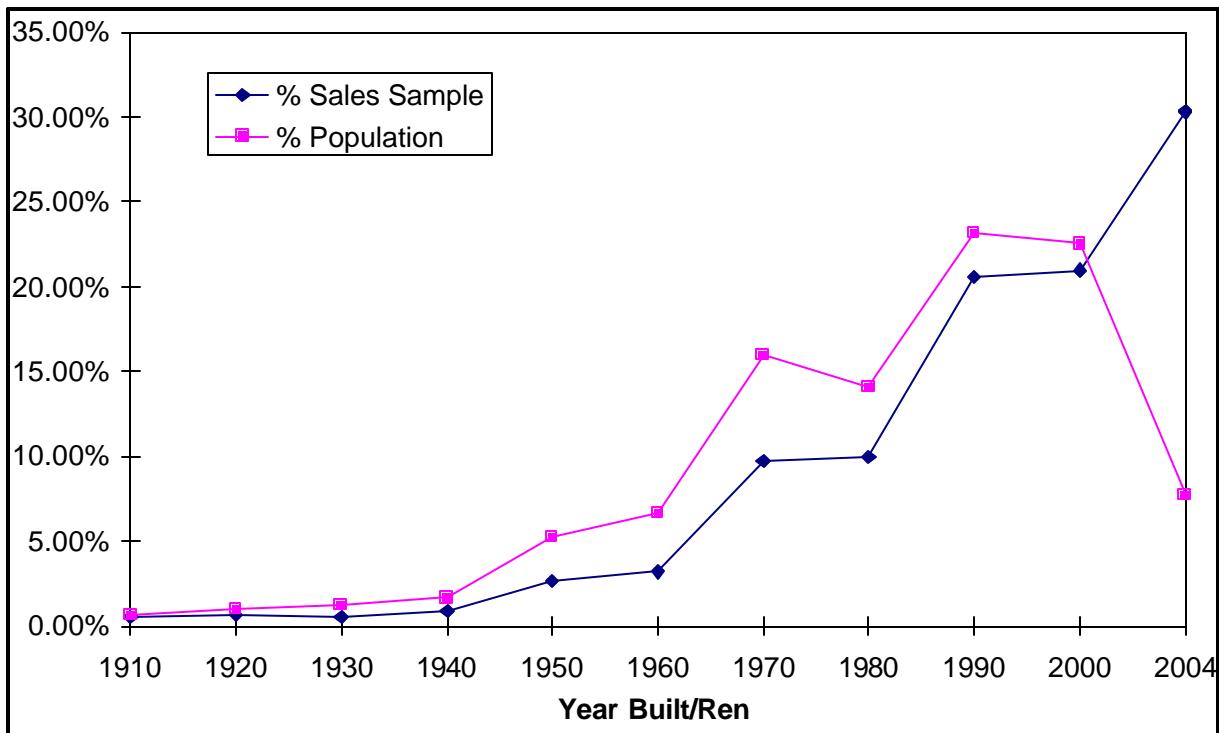
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, **several plats of newer houses needed adjustments. Peasley Ridge and Enchanted Meadows were at a lower assessment level and required an upward adjustment. Kathy Lynn Lane, Derek's Place, and Crystal Haven were at a higher assessment level and required downward adjustments. Duplexes in the Hillman's plats were at a higher assessment level and required a downward adjustment.**

The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2004 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

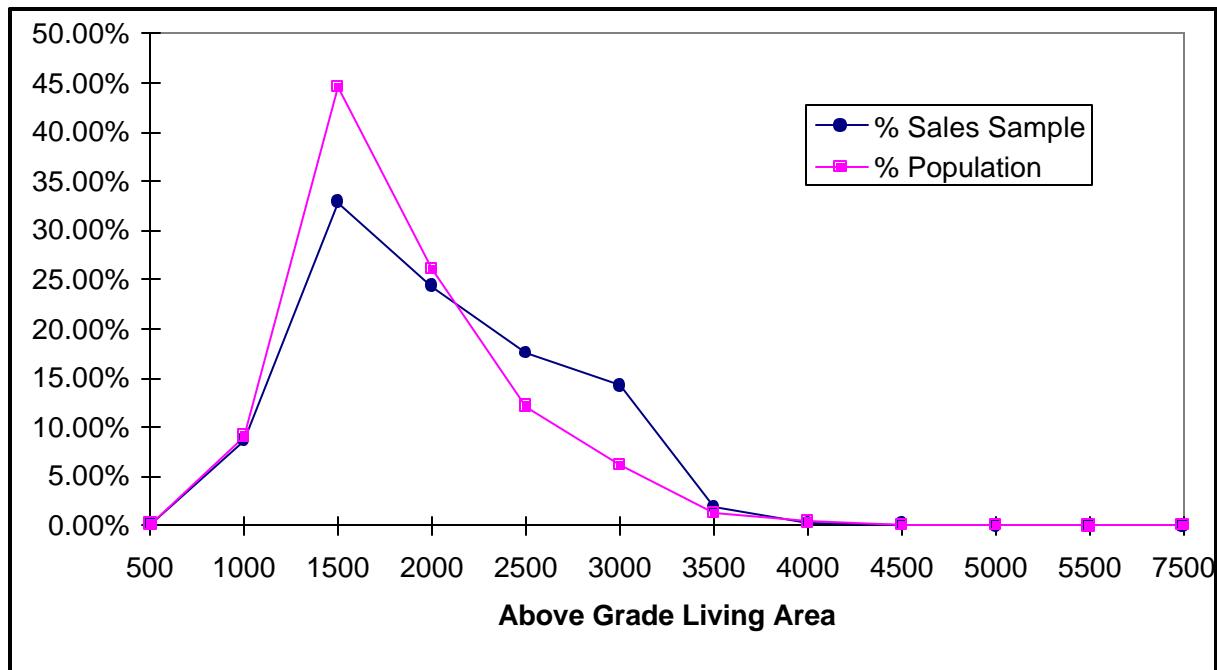
| Sales Sample | | | Population | | |
|---------------------|-----------|----------------|-------------------|-----------|--------------|
| Year Built/Ren | Frequency | % Sales Sample | Year Built/Ren | Frequency | % Population |
| 1910 | 4 | 0.51% | 1910 | 37 | 0.64% |
| 1920 | 5 | 0.64% | 1920 | 59 | 1.02% |
| 1930 | 4 | 0.51% | 1930 | 72 | 1.24% |
| 1940 | 7 | 0.90% | 1940 | 96 | 1.66% |
| 1950 | 21 | 2.69% | 1950 | 303 | 5.23% |
| 1960 | 25 | 3.20% | 1960 | 387 | 6.68% |
| 1970 | 76 | 9.72% | 1970 | 924 | 15.96% |
| 1980 | 78 | 9.97% | 1980 | 817 | 14.11% |
| 1990 | 161 | 20.59% | 1990 | 1342 | 23.18% |
| 2000 | 164 | 20.97% | 2000 | 1305 | 22.54% |
| 2004 | 237 | 30.31% | 2004 | 448 | 7.74% |
| | 782 | | | 5790 | |



Sales of homes built between 1940 and 1980 are under represented in this sample. Sales of new homes built in the last four years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

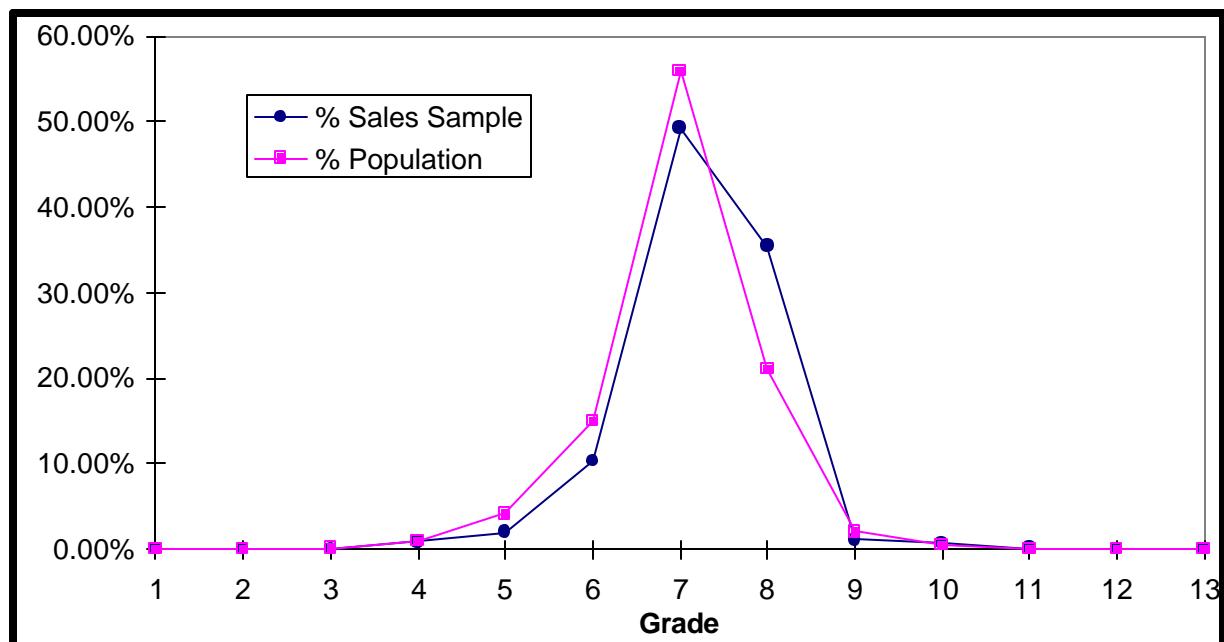
| Sales Sample | | | Population | | |
|---------------------|-----------|----------------|-------------------|-----------|--------------|
| AGLA | Frequency | % Sales Sample | AGLA | Frequency | % Population |
| 500 | 1 | 0.13% | 500 | 9 | 0.16% |
| 1000 | 68 | 8.70% | 1000 | 525 | 9.07% |
| 1500 | 257 | 32.86% | 1500 | 2578 | 44.53% |
| 2000 | 190 | 24.30% | 2000 | 1510 | 26.08% |
| 2500 | 137 | 17.52% | 2500 | 704 | 12.16% |
| 3000 | 111 | 14.19% | 3000 | 356 | 6.15% |
| 3500 | 15 | 1.92% | 3500 | 77 | 1.33% |
| 4000 | 2 | 0.26% | 4000 | 22 | 0.38% |
| 4500 | 1 | 0.13% | 4500 | 6 | 0.10% |
| 5000 | 0 | 0.00% | 5000 | 2 | 0.03% |
| 5500 | 0 | 0.00% | 5500 | 0 | 0.00% |
| 7500 | 0 | 0.00% | 7500 | 1 | 0.02% |
| | 782 | | | 5790 | |



The sales sample frequency distribution follows the population distribution fairly closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

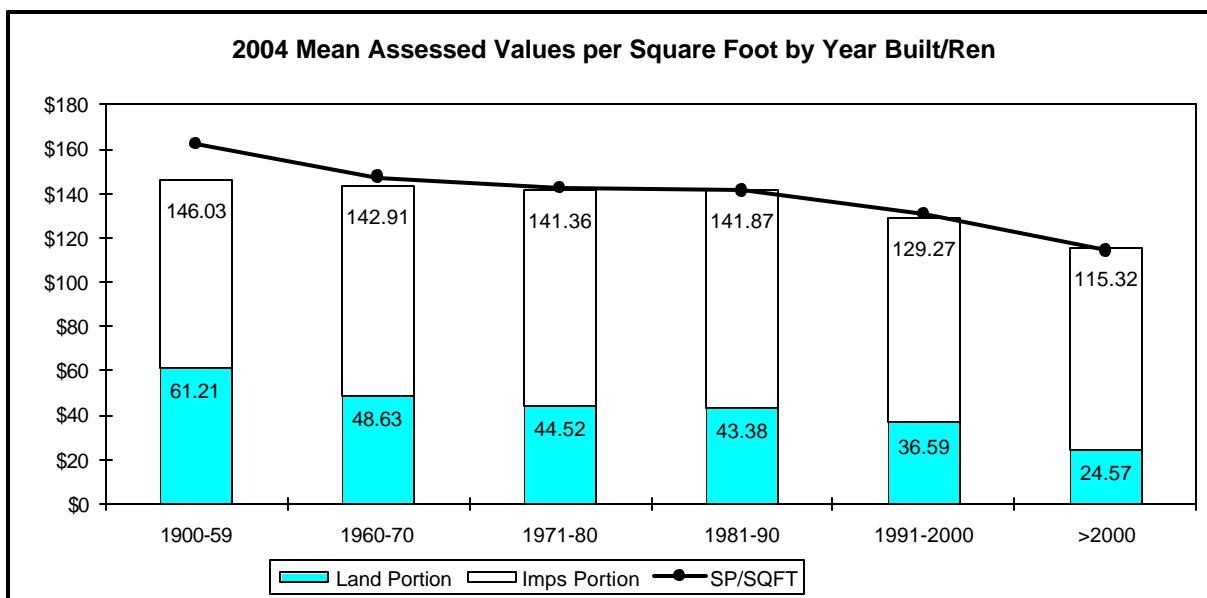
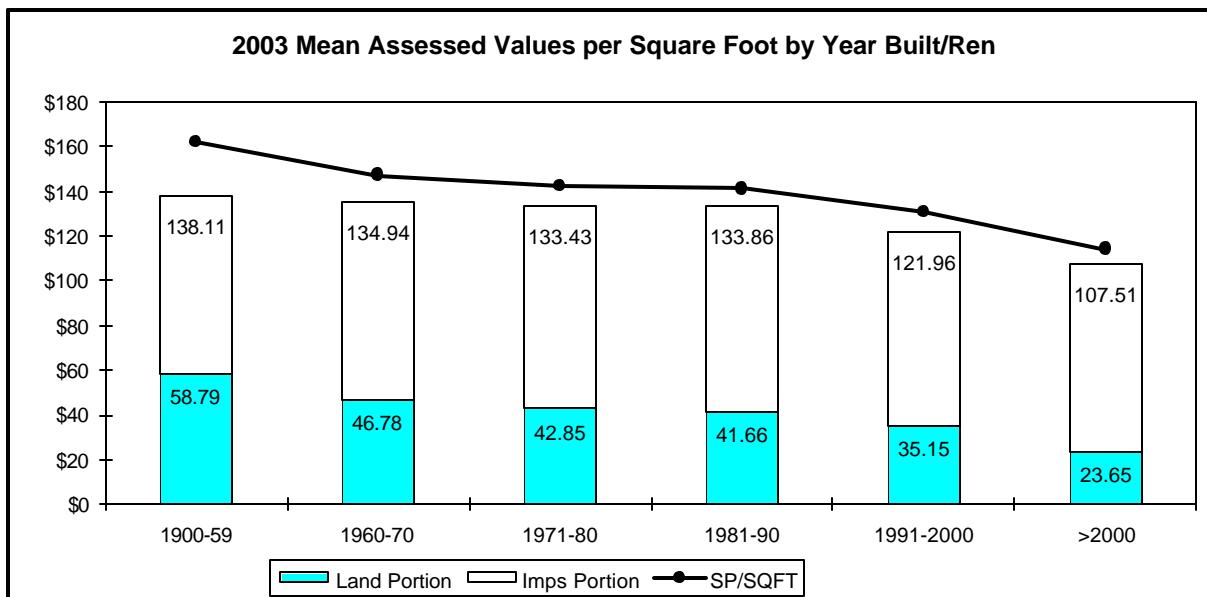
Sales Sample Representation of Population - Grade

| Sales Sample | | | Population | | |
|---------------------|-----------|----------------|-------------------|-----------|--------------|
| Grade | Frequency | % Sales Sample | Grade | Frequency | % Population |
| 1 | 0 | 0.00% | 1 | 2 | 0.03% |
| 2 | 0 | 0.00% | 2 | 1 | 0.02% |
| 3 | 0 | 0.00% | 3 | 6 | 0.10% |
| 4 | 7 | 0.90% | 4 | 55 | 0.95% |
| 5 | 16 | 2.05% | 5 | 241 | 4.16% |
| 6 | 81 | 10.36% | 6 | 871 | 15.04% |
| 7 | 385 | 49.23% | 7 | 3237 | 55.91% |
| 8 | 277 | 35.42% | 8 | 1224 | 21.14% |
| 9 | 9 | 1.15% | 9 | 119 | 2.06% |
| 10 | 6 | 0.77% | 10 | 31 | 0.54% |
| 11 | 1 | 0.13% | 11 | 2 | 0.03% |
| 12 | 0 | 0.00% | 12 | 1 | 0.02% |
| 13 | 0 | 0.00% | 13 | 0 | 0.00% |
| | 782 | | | 5790 | |



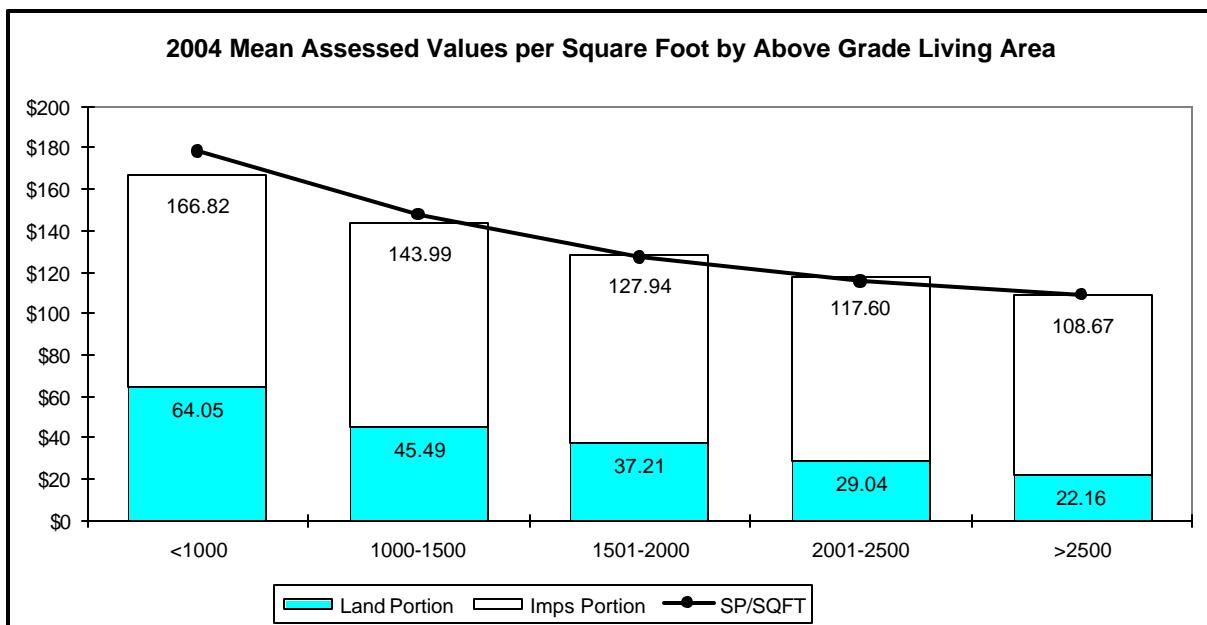
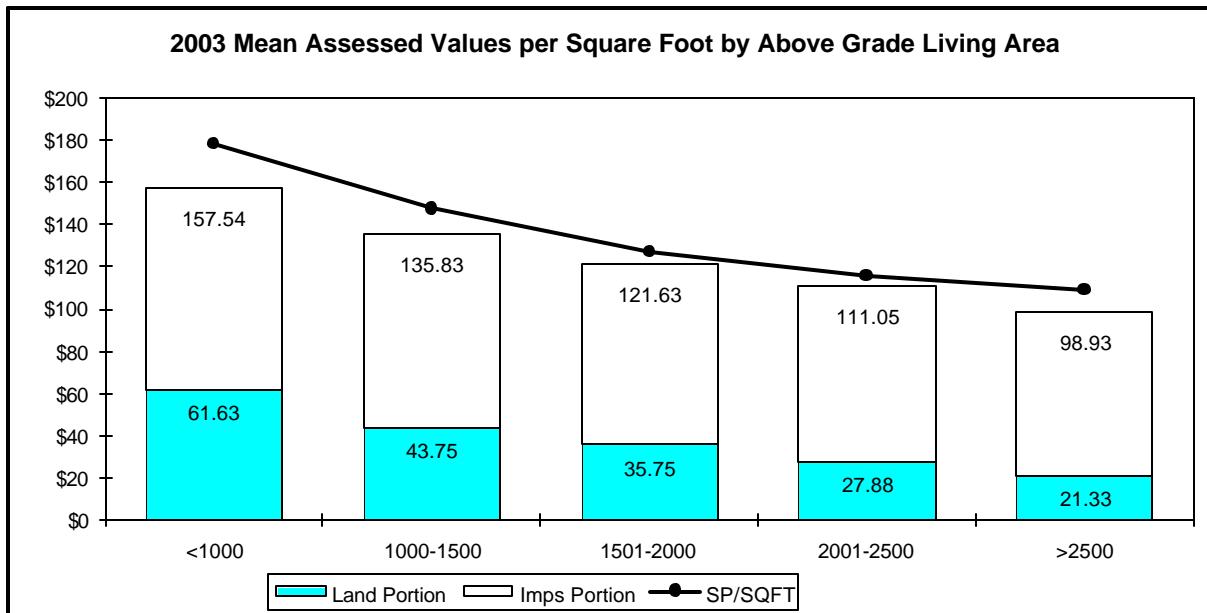
The sales sample frequency distribution follows the population distribution closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2003 and 2004 Per Square Foot Values
By Year Built or Year Renovated***



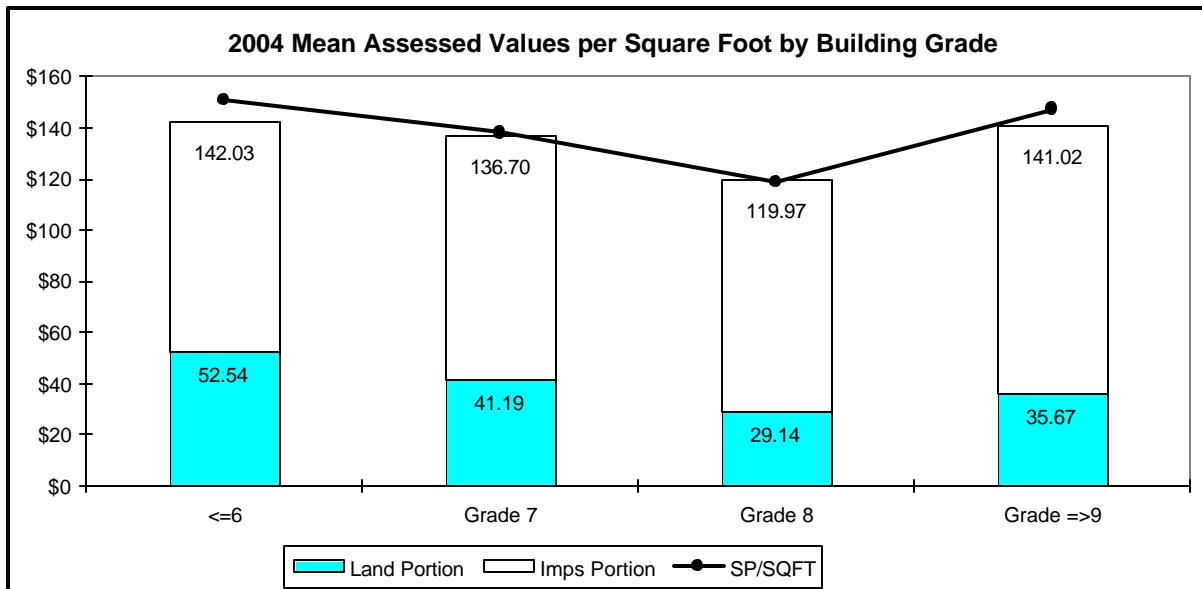
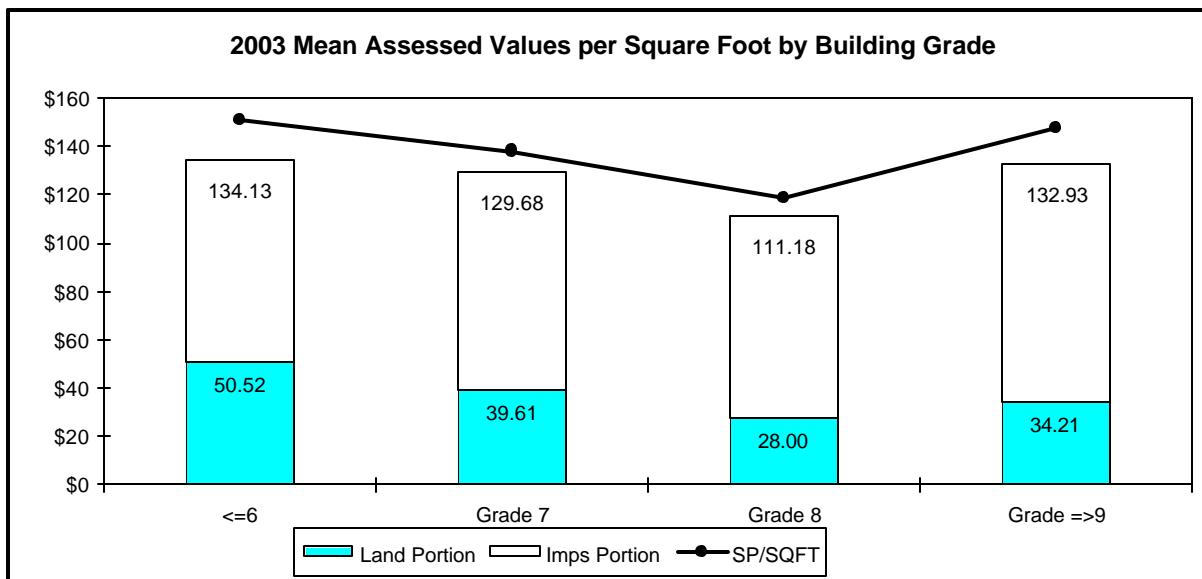
These charts show an improvement in assessment level and uniformity by Year Built as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 Per Square Foot Values
By Above Grade Living Area***



These charts show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 Per Square Foot Values
By Building Grade***



These charts show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2002 through 12/31/2003 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2003
6. Existing residences where the data for 2003 is significantly different than the data for 2004 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

Based on the **55** usable land sales available in the area, and their 2003 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall **4.2%** increase in land assessments in the area for the 2004 Assessment Year. The formula is:

2004 Land Value = 2003 Land Value x **1.05**, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the **782** usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, **several plats of newer houses needed adjustments. Peasley Ridge and Enchanted Meadows were at a lower assessment level and required an upward adjustment. Kathy Lynn Lane, Derek's Place, and Crystal Haven were at a higher assessment level and required downward adjustments. Duplexes in the Hillman's plats were at a higher assessment level and required a downward adjustment.**

The derived adjustment formula is: .9411842-.0522381*Peasley Ridge (669930)-.1323216*Enchanted Meadows (234570)+ .1281242*Kathy Lynn Lane (379510) + .1346864*Derek's Place (200595)+ .1117314*Crystal Haven (186493)+ .1494626* All Hillman's Divisions Duplexes (335340-335640)

2004 Total Value = 2003 Total Value /.

The resulting total value is rounded down to the next \$1,000, *then:*

2004 Improvements Value = 2004 Total Value minus 2004 Land Value

An explanatory adjustment table is included in this report.

Other: *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2004 Land Value + Previous Improvement Value * 1.076)
*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
*If "accessory improvements only", the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2004 Land Value + Previous Improvement Value * 1.00).
*If vacant parcels (no improvement value) only the land adjustment applies.
*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
*If a parcel is coded "non-perc" (sewer system=3), there is no change from previous land value.
*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
*If an improvement is coded "% net condition" or is in "poor" condition, there is no change from previous improvement value (only the land adjustment applies).
*If residential properties exist on commercially zoned land, there is no change from previous value. (2004 total value = 2003 total value)

Mobile Home Update

There were 38 usable mobile home sales for analysis. The overall average adjustment of the improvement portion as indicated by the sales sample of improved properties was found to be appropriate for the mobile homes as well. The resulting total value is calculated as follows:

2004 Total Value = 2004 Land Value + Previous Improvement Value * 1.076, with results rounded down to the next \$1,000

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. "Before and after" comparison graphs appear earlier in this report.

Area 55 Annual Update Model Adjustments

2004 Total Value = 2003 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

| | |
|----------------------|------------|
| 6.25% | |
| Peasley Ridge | Yes |
| 669930 | |
| % Adjustment | 6.24% |
| Enchanted | Yes |
| Meadows | |
| 234570 | |
| % Adjustment | 17.38% |
| Kathy Lynn | Yes |
| Lane | |
| 379510 | |
| % Adjustment | -12.73% |
| Derek's Place | Yes |
| 200595 | |
| % Adjustment | -13.30% |
| Crystal Haven | Yes |
| 186493 | |
| % Adjustment | -11.27% |
| All Hillman's | |
| Divisions | |
| Duplexes | Yes |
| 335340-335640 | |
| % Adjustment | -14.56% |

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a parcel in Peasley Ridge (669930) would receive an approximate upward adjustment of 12.49% (6.25% + 6.24%). 45 Parcels would receive this adjustment.

A parcel in Enchanted Meadows (234570) would receive an approximate upward adjustment of 23.63% (6.25% + 17.38%). 55 parcels would receive this adjustment.

A parcel in Kathy Lynn Lane (379510) would receive an approximate downward adjustment of -6.48% (6.25% - 12.73%). 9 parcels would receive this adjustment.

A parcel in Derek's Place (200595) would receive an approximate downward adjustment of -7.05% (6.25% - 13.30%). 6 parcels would receive this adjustment.

A parcel in Crystal Haven (186493) would receive an approximate downward adjustment of -5.02% (6.25-11.27). 24 parcels would receive this adjustment.

A duplex in all Hillimans Divisions (335340-335640) would receive an approximate downward adjustment of -8.31% (6.25% - 14.56%). 32 parcels would receive this adjustment.

97% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 55 Summary of Neighborhood Plat Variables

| Plat Number | Plat Name | # Sales | # Pop | % of Pop | QSTR | Sub | Range of Building Grades | Range of Year Built | Nearest Major Roadway |
|---------------|----------------------------------|---------|-------|----------|--|-----|--------------------------|---------------------|--|
| 669930 | Peasley Ridge | 37 | 45 | 82% | SW 11-21-04 NW 14-21-04 | 15 | 8 | 2002 thru 2003 | S 318 th Pl and 52 nd Av S |
| 234570 | Enchanted Meadows | 39 | 55 | 71% | SE 33-21-04 | 15 | 8 | 2002-2003 | S 381 st Way and Military Rd S |
| 379510 | Kathy Lynn Lane | 9 | 9 | 100% | SW 36-21-04 | 19 | 7 | 2002 | 6 th AV SW and Milwaukee Av S |
| 200595 | Dereks's Place | 5 | 6 | 83% | SW 36-21-04 | 19 | 7 | 2003 | 3 rd Av SE and Derek's Pl |
| 186493 | Crystal Haven | 23 | 24 | 96% | SW 34-21-04 | 16 | 8 | 2002-2003 | S 376 TH St and 32 nd Av S |
| 335340-335640 | All Hillman,s Divisions Duplexes | 6 | 32 | 19% | SE 23-21-04 NE 26-21-04 NE & SE 35-21-04 NW36-21-04 | 19 | 5-7 | 1943-2002 | 3 rd Av SW and Butte Av |

Area 55 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is .996

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

| Bldg Grade | Count | 2003 Weighted Mean | 2004 Weighted Mean | Percent Change | 2004 Lower 95% C.L.. | 2004 Upper 95% C.L. |
|------------------------------|-------|--------------------|--------------------|----------------|----------------------|---------------------|
| <=6 | 104 | 0.899 | 0.952 | 5.9% | 0.925 | 0.979 |
| 7 | 385 | 0.945 | 0.994 | 5.1% | 0.985 | 1.002 |
| 8 | 277 | 0.932 | 1.010 | 8.4% | 1.002 | 1.017 |
| >=9 | 16 | 0.908 | 0.963 | 6.1% | 0.894 | 1.033 |
| Year Built or Year Renovated | Count | 2003 Weighted Mean | 2004 Weighted Mean | Percent Change | 2004 Lower 95% C.L.. | 2004 Upper 95% C.L. |
| 1900-1959 | 62 | 0.866 | 0.915 | 5.7% | 0.879 | 0.952 |
| 1960-1970 | 80 | 0.918 | 0.972 | 5.9% | 0.945 | 0.999 |
| 1971-1980 | 78 | 0.945 | 1.001 | 6.0% | 0.978 | 1.025 |
| 1981-1990 | 161 | 0.951 | 1.008 | 6.0% | 0.995 | 1.020 |
| 1991-2000 | 164 | 0.934 | 0.990 | 6.0% | 0.979 | 1.001 |
| >2000 | 237 | 0.937 | 1.010 | 7.8% | 1.002 | 1.018 |
| Condition | Count | 2003 Weighted Mean | 2004 Weighted Mean | Percent Change | 2004 Lower 95% C.L.. | 2004 Upper 95% C.L. |
| Fair/Average | 688 | 0.935 | 0.998 | 6.7% | 0.992 | 1.004 |
| Good/Very Good | 94 | 0.918 | 0.971 | 5.8% | 0.944 | 0.998 |
| Stories | Count | 2003 Weighted Mean | 2004 Weighted Mean | Percent Change | 2004 Lower 95% C.L.. | 2004 Upper 95% C.L. |
| 1 | 361 | 0.924 | 0.979 | 5.9% | 0.968 | 0.990 |
| 1.5 | 24 | 0.897 | 0.945 | 5.4% | 0.876 | 1.014 |
| 2+ | 397 | 0.942 | 1.009 | 7.2% | 1.003 | 1.015 |
| Above Grade Living Area | Count | 2003 Weighted Mean | 2004 Weighted Mean | Percent Change | 2004 Lower 95% C.L.. | 2004 Upper 95% C.L. |
| <1000 | 66 | 0.888 | 0.940 | 5.9% | 0.908 | 0.972 |
| 1000-1500 | 260 | 0.923 | 0.978 | 6.0% | 0.967 | 0.989 |
| 1501-2000 | 190 | 0.958 | 1.008 | 5.1% | 0.995 | 1.020 |
| 2001-2500 | 137 | 0.961 | 1.019 | 6.0% | 1.006 | 1.031 |
| >2500 | 129 | 0.908 | 0.997 | 9.8% | 0.985 | 1.009 |

Area 55 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is .996

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

| View Y/N | Count | 2003 Weighted Mean | 2004 Weighted Mean | Percent Change | 2004 Lower 95% C.L.. | 2004 Upper 95% C.L. |
|--------------------------|-------|--------------------|--------------------|----------------|----------------------|---------------------|
| N | 753 | 0.935 | 0.997 | 6.6% | 0.990 | 1.003 |
| Y | 29 | 0.915 | 0.970 | 6.1% | 0.917 | 1.023 |
| Wft Y/N | Count | 2003 Weighted Mean | 2004 Weighted Mean | Percent Change | 2004 Lower 95% C.L.. | 2004 Upper 95% C.L. |
| N | 762 | 0.934 | 0.996 | 6.6% | 0.990 | 1.002 |
| Y | 20 | 0.921 | 0.977 | 6.1% | 0.909 | 1.045 |
| Sub | Count | 2003 Weighted Mean | 2004 Weighted Mean | Percent Change | 2004 Lower 95% C.L.. | 2004 Upper 95% C.L. |
| 15 | 316 | 0.915 | 1.000 | 9.3% | 0.991 | 1.009 |
| 16 | 159 | 0.952 | 0.991 | 4.1% | 0.977 | 1.005 |
| 17 | 50 | 0.928 | 0.983 | 5.9% | 0.944 | 1.022 |
| 18 | 111 | 0.933 | 0.990 | 6.0% | 0.973 | 1.006 |
| 19 | 146 | 0.963 | 0.996 | 3.5% | 0.982 | 1.011 |
| Lot Size | Count | 2003 Weighted Mean | 2004 Weighted Mean | Percent Change | 2004 Lower 95% C.L.. | 2004 Upper 95% C.L. |
| 3000-5000 | 33 | 0.999 | 1.007 | 0.8% | 0.986 | 1.029 |
| 5001-8000 | 257 | 0.921 | 1.001 | 8.7% | 0.992 | 1.009 |
| 8001-12000 | 331 | 0.940 | 0.995 | 5.8% | 0.985 | 1.005 |
| 12001-16000 | 67 | 0.936 | 0.989 | 5.6% | 0.962 | 1.015 |
| >30000 | 41 | 0.928 | 0.984 | 6.1% | 0.943 | 1.025 |
| Peasley Ridge 669930 | Count | 2003 Weighted Mean | 2004 Weighted Mean | Percent Change | 2004 Lower 95% C.L.. | 2004 Upper 95% C.L. |
| N | 745 | 0.937 | 0.995 | 6.2% | 0.988 | 1.002 |
| Y | 37 | 0.889 | 0.999 | 12.3% | 0.986 | 1.012 |
| Enchanted Meadows 234570 | Count | 2003 Weighted Mean | 2004 Weighted Mean | Percent Change | 2004 Lower 95% C.L.. | 2004 Upper 95% C.L. |
| N | 743 | 0.943 | 0.995 | 5.5% | 0.988 | 1.002 |
| Y | 39 | 0.808 | 0.998 | 23.4% | 0.989 | 1.007 |
| Kathy Lynn Lane 379510 | Count | 2003 Weighted Mean | 2004 Weighted Mean | Percent Change | 2004 Lower 95% C.L.. | 2004 Upper 95% C.L. |
| N | 773 | 0.932 | 0.995 | 6.8% | 0.989 | 1.002 |
| Y | 9 | 1.069 | 0.997 | -6.7% | 0.973 | 1.020 |

Area 55 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is .996

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

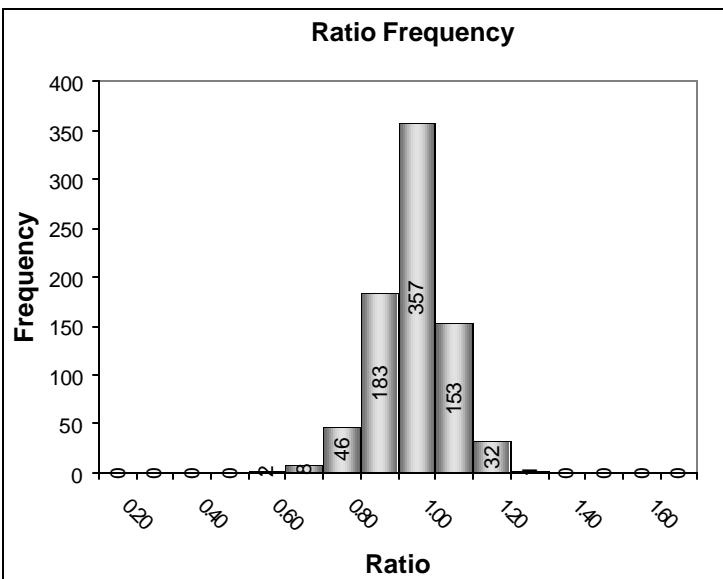
It is difficult to draw valid conclusions when the sales count is low.

| Derek's Place 200595 | Count | 2003 Weighted Mean | 2004 Weighted Mean | Percent Change | 2004 Lower 95% C.L.. | 2004 Upper 95% C.L. |
|---|-------|--------------------------|--------------------------|-------------------|-------------------------|------------------------|
| N | 777 | 0.933 | 0.995 | 6.7% | 0.989 | 1.002 |
| Y | 5 | 1.072 | 0.993 | -7.4% | 0.927 | 1.059 |
| Crystal Haven 186493 | Count | 2003 Weighted Mean | 2004 Weighted Mean | Percent Change | 2004 Lower 95% C.L.. | 2004 Upper 95% C.L. |
| N | 759 | 0.930 | 0.995 | 7.0% | 0.989 | 1.002 |
| Y | 23 | 1.052 | 0.998 | -5.2% | 0.989 | 1.006 |
| Hillmans All Divisions Duplex 335340-335640 | Count | 2003 Weighted Mean | 2004 Weighted Mean | Percent Change | 2004 Lower 95% C.L.. | 2004 Upper 95% C.L. |
| N | 776 | 0.932 | 0.995 | 6.7% | 0.989 | 1.002 |
| Y | 6 | 1.091 | 0.997 | -8.6% | 0.978 | 1.016 |

Annual Update Ratio Study Report (Before)

2003 Assessments

| | | | |
|--|---------------------------------|---|---|
| District/Team: Southwest District 3/Team 3 | Lien Date: 01/01/2003 | Date of Report: 7/6/2004 | Sales Dates: 1/2002 - 12/2003 |
| Area Jovita-Algona-Pacific | Appr ID: KSCH | Property Type: 1 to 3 Unit Residences | Adjusted for time?: No |
| SAMPLE STATISTICS | | | |
| <i>Sample size (n)</i> | | | |
| <i>Mean Assessed Value</i> | 209,100 | | |
| <i>Mean Sales Price</i> | 223,900 | | |
| <i>Standard Deviation AV</i> | 55,373 | | |
| <i>Standard Deviation SP</i> | 60,613 | | |
| ASSESSMENT LEVEL | | | |
| <i>Arithmetic Mean Ratio</i> | 0.939 | | |
| <i>Median Ratio</i> | 0.944 | | |
| <i>Weighted Mean Ratio</i> | 0.934 | | |
| UNIFORMITY | | | |
| <i>Lowest ratio</i> | 0.576 | | |
| <i>Highest ratio:</i> | 1.259 | | |
| <i>Coefficient of Dispersion</i> | 7.81% | | |
| <i>Standard Deviation</i> | 0.096 | | |
| <i>Coefficient of Variation</i> | 10.23% | | |
| <i>Price Related Differential (PRD)</i> | 1.005 | | |
| RELIABILITY | | | |
| <i>95% Confidence: Median</i> | | | |
| <i>Lower limit</i> | 0.936 | | |
| <i>Upper limit</i> | 0.949 | | |
| <i>95% Confidence: Mean</i> | | | |
| <i>Lower limit</i> | 0.932 | | |
| <i>Upper limit</i> | 0.946 | | |
| SAMPLE SIZE EVALUATION | | | |
| <i>N (population size)</i> | 5790 | | |
| <i>B (acceptable error - in decimal)</i> | 0.05 | | |
| <i>S (estimated from this sample)</i> | 0.096 | | |
| <i>Recommended minimum:</i> | 15 | | |
| <i>Actual sample size:</i> | 782 | | |
| <i>Conclusion:</i> | OK | | |
| NORMALITY | | | |
| <i>Binomial Test</i> | | | |
| # ratios below mean: | 369 | | |
| # ratios above mean: | 413 | | |
| <i>Z:</i> | 1.573 | | |
| <i>Conclusion:</i> | Normal* | | |
| <i>*i.e. no evidence of non-normality</i> | | | |



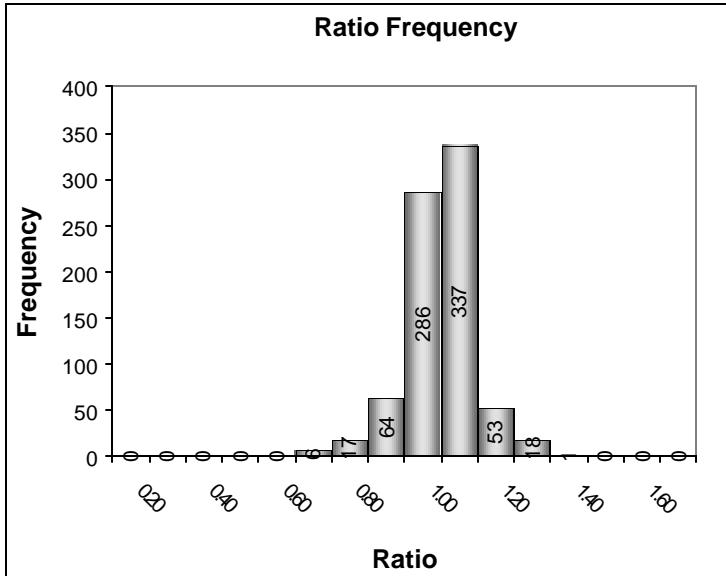
COMMENTS:

1 to 3 Unit Residences throughout area 55

Annual Update Ratio Study Report (After)

2004 Assessments

| | | | |
|--|---------------------------------|---|---|
| District/Team: Southwest District 3/Team 3 | Lien Date: 01/01/2004 | Date of Report: 7/6/2004 | Sales Dates: 1/2002 - 12/2003 |
| Area Jovita-Algona-Pacific | Appr ID: KSCH | Property Type: 1 to 3 Unit Residences | Adjusted for time?: No |
| SAMPLE STATISTICS | | | |
| Sample size (n) | 782 | | |
| Mean Assessed Value | 222,900 | | |
| Mean Sales Price | 223,900 | | |
| Standard Deviation AV | 61,338 | | |
| Standard Deviation SP | 60,613 | | |
| ASSESSMENT LEVEL | | | |
| Arithmetic Mean Ratio | 0.997 | | |
| Median Ratio | 1.004 | | |
| Weighted Mean Ratio | 0.996 | | |
| UNIFORMITY | | | |
| Lowest ratio | 0.608 | | |
| Highest ratio: | 1.329 | | |
| Coefficient of Dispersion | 6.44% | | |
| Standard Deviation | 0.091 | | |
| Coefficient of Variation | 9.14% | | |
| Price Related Differential (PRD) | 1.002 | | |
| RELIABILITY | | | |
| 95% Confidence: Median | | | |
| Lower limit | 1.000 | | |
| Upper limit | 1.006 | | |
| 95% Confidence: Mean | | | |
| Lower limit | 0.991 | | |
| Upper limit | 1.004 | | |
| SAMPLE SIZE EVALUATION | | | |
| N (population size) | 5790 | | |
| B (acceptable error - in decimal) | 0.05 | | |
| S (estimated from this sample) | 0.091 | | |
| Recommended minimum: | 13 | | |
| Actual sample size: | 782 | | |
| Conclusion: | OK | | |
| NORMALITY | | | |
| Binomial Test | | | |
| # ratios below mean: | 353 | | |
| # ratios above mean: | 429 | | |
| Z: | 2.718 | | |
| Conclusion: | Non-normal | | |



COMMENTS:

1 to 3 Unit Residences throughout area 55

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

| | |
|--------------|---|
| 1= Poor | Many repairs needed. Showing serious deterioration |
| 2= Fair | Some repairs needed immediately. Much deferred maintenance. |
| 3= Average | Depending upon age of improvement; normal amount of upkeep for the age of the home. |
| 4= Good | Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain |
| 5= Very Good | Excellent maintenance and updating on home. Not a total renovation. |

Residential Building Grades

| | |
|--------------|--|
| Grades 1 - 3 | Falls short of minimum building standards. Normally cabin or inferior structure. |
| Grade 4 | Generally older low quality construction. Does not meet code. |
| Grade 5 | Lower construction costs and workmanship. Small, simple design. |
| Grade 6 | Lowest grade currently meeting building codes. Low quality materials, simple designs. |
| Grade 7 | Average grade of construction and design. Commonly seen in plats and older subdivisions. |
| Grade 8 | Just above average in construction and design. Usually better materials in both the exterior and interior finishes. |
| Grade 9 | Better architectural design, with extra exterior and interior design and quality. |
| Grade 10 | Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage. |
| Grade 11 | Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options. |
| Grade 12 | Custom design and excellent builders. All materials are of the highest quality and all conveniences are present. |
| Grade 13 | Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries. |

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|---------------------|
| 015 | 404570 | 0440 | 4/22/02 | \$139,000 | 480 | 0 | 4 | 1958 | 5 | 24926 | N | N | 35050 37TH AV S |
| 015 | 152104 | 9211 | 5/2/02 | \$120,000 | 830 | 0 | 4 | 1944 | 3 | 48351 | N | N | 32264 46TH PL S |
| 015 | 614360 | 0577 | 10/16/02 | \$133,950 | 840 | 0 | 4 | 1938 | 4 | 10125 | N | N | 3907 S 328TH ST |
| 015 | 332104 | 9055 | 4/16/03 | \$165,000 | 980 | 0 | 5 | 1963 | 4 | 10290 | N | N | 2905 S 368TH ST |
| 015 | 332104 | 9079 | 9/15/03 | \$200,000 | 1160 | 0 | 5 | 1925 | 4 | 28800 | N | N | 37409 28TH AV S |
| 015 | 234550 | 0240 | 9/15/03 | \$154,000 | 770 | 0 | 6 | 1981 | 3 | 8717 | N | N | 36227 21ST PL S |
| 015 | 234550 | 0340 | 9/16/03 | \$148,000 | 830 | 0 | 6 | 1981 | 3 | 7262 | N | N | 36206 20TH PL S |
| 015 | 375060 | 0016 | 7/15/03 | \$255,000 | 890 | 400 | 6 | 1951 | 3 | 49486 | N | N | 4515 S 362ND ST |
| 015 | 219060 | 1151 | 8/18/03 | \$265,000 | 900 | 860 | 6 | 1937 | 4 | 33600 | Y | N | 35106 30TH AV S |
| 015 | 234550 | 0290 | 8/28/03 | \$188,000 | 920 | 480 | 6 | 1981 | 3 | 7575 | N | N | 36234 20TH PL S |
| 015 | 234550 | 0160 | 4/23/03 | \$171,500 | 940 | 490 | 6 | 1982 | 3 | 6610 | N | N | 36202 21ST PL S |
| 015 | 234550 | 0180 | 4/30/03 | \$160,900 | 940 | 480 | 6 | 1981 | 3 | 6610 | N | N | 2108 S 362ND CT |
| 015 | 606460 | 0342 | 4/3/03 | \$91,000 | 990 | 0 | 6 | 1955 | 2 | 12825 | N | N | 34633 MILITARY RD S |
| 015 | 234550 | 0280 | 12/16/02 | \$132,500 | 1060 | 0 | 6 | 1981 | 3 | 7218 | N | N | 36240 20TH PL S |
| 015 | 282104 | 9054 | 12/26/02 | \$330,000 | 1070 | 0 | 6 | 1937 | 3 | 139827 | Y | Y | 35316 28TH AV S |
| 015 | 926280 | 0255 | 3/7/03 | \$255,000 | 1270 | 0 | 6 | 1936 | 4 | 52769 | N | N | 32626 46TH PL S |
| 015 | 506640 | 0240 | 1/29/03 | \$189,500 | 1420 | 0 | 6 | 1963 | 3 | 39715 | N | N | 4515 S 338TH ST |
| 015 | 506640 | 0100 | 11/4/03 | \$230,000 | 1500 | 0 | 6 | 1963 | 4 | 42690 | N | N | 4514 S 338TH ST |
| 015 | 273000 | 0290 | 6/25/02 | \$172,000 | 1570 | 0 | 6 | 1961 | 4 | 11775 | N | N | 4843 S 349TH ST |
| 015 | 404570 | 0603 | 8/19/02 | \$184,950 | 1620 | 0 | 6 | 1954 | 4 | 43124 | N | N | 35625 34TH PL S |
| 015 | 273000 | 0250 | 2/8/03 | \$150,000 | 1630 | 0 | 6 | 1961 | 3 | 10530 | N | N | 4819 S 349TH ST |
| 015 | 926280 | 0128 | 4/8/03 | \$349,950 | 2310 | 0 | 6 | 1960 | 4 | 195105 | N | N | 32204 51ST AV S |
| 015 | 513100 | 0460 | 10/15/03 | \$174,000 | 850 | 0 | 7 | 1983 | 3 | 8577 | N | N | 36321 25TH PL S |
| 015 | 273080 | 0240 | 5/30/02 | \$153,500 | 880 | 0 | 7 | 1963 | 3 | 9581 | N | N | 4236 S 340TH PL |
| 015 | 273080 | 0170 | 2/26/02 | \$151,500 | 880 | 0 | 7 | 1962 | 3 | 9899 | N | N | 34023 44TH AV S |
| 015 | 226800 | 0190 | 6/19/03 | \$161,000 | 910 | 0 | 7 | 1968 | 3 | 13875 | N | N | 36405 25TH AV S |
| 015 | 769600 | 0050 | 6/18/02 | \$180,000 | 920 | 420 | 7 | 1967 | 3 | 9592 | N | N | 31843 47TH AV S |
| 015 | 403100 | 0180 | 8/28/02 | \$143,000 | 920 | 0 | 7 | 1962 | 3 | 10820 | N | N | 3920 S 340TH ST |
| 015 | 375160 | 2846 | 10/30/02 | \$154,000 | 940 | 0 | 7 | 1979 | 3 | 10400 | N | N | 35526 42ND AV S |
| 015 | 513100 | 0610 | 10/16/03 | \$164,900 | 940 | 0 | 7 | 1982 | 3 | 7500 | N | N | 36101 25TH PL S |
| 015 | 403100 | 0270 | 10/28/03 | \$187,500 | 960 | 920 | 7 | 1962 | 4 | 9609 | N | N | 34205 39TH AV S |

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|---------------------|
| 015 | 513100 | 0200 | 3/21/03 | \$161,000 | 960 | 0 | 7 | 1984 | 3 | 8339 | N | N | 36014 24TH CT S |
| 015 | 403110 | 0590 | 2/12/02 | \$148,000 | 960 | 800 | 7 | 1962 | 3 | 9773 | N | N | 35122 45TH AV S |
| 015 | 513100 | 0290 | 7/12/02 | \$150,000 | 980 | 0 | 7 | 1983 | 3 | 7940 | N | N | 36201 26TH AV S |
| 015 | 946220 | 0010 | 11/21/02 | \$170,000 | 1000 | 0 | 7 | 1968 | 3 | 9300 | N | N | 4307 S 342ND ST |
| 015 | 226800 | 0130 | 10/24/02 | \$150,000 | 1010 | 0 | 7 | 1968 | 3 | 10425 | N | N | 2540 S 364TH PL |
| 015 | 226800 | 0030 | 4/11/02 | \$155,400 | 1010 | 0 | 7 | 1968 | 4 | 10650 | N | N | 2618 S 365TH PL |
| 015 | 219160 | 0720 | 6/19/03 | \$190,000 | 1020 | 340 | 7 | 1983 | 3 | 6000 | N | N | 34827 27TH AV S |
| 015 | 286810 | 0010 | 3/13/03 | \$166,000 | 1030 | 0 | 7 | 1961 | 4 | 11970 | N | N | 32930 51ST AV S |
| 015 | 375160 | 2875 | 2/19/02 | \$197,450 | 1060 | 580 | 7 | 2001 | 3 | 17335 | N | N | 35621 42ND PL S |
| 015 | 432230 | 0420 | 6/24/02 | \$162,000 | 1060 | 1060 | 7 | 1966 | 3 | 10000 | N | N | 35753 26TH AV S |
| 015 | 513100 | 0070 | 7/17/03 | \$165,000 | 1070 | 0 | 7 | 1983 | 3 | 7236 | N | N | 36227 24TH PL S |
| 015 | 219160 | 0470 | 10/9/02 | \$155,950 | 1070 | 0 | 7 | 1984 | 3 | 9000 | N | N | 35123 27TH AV S |
| 015 | 375060 | 0959 | 6/19/03 | \$291,500 | 1080 | 0 | 7 | 1956 | 3 | 20460 | N | Y | 36725 MILITARY RD S |
| 015 | 432230 | 0360 | 10/25/02 | \$157,500 | 1090 | 0 | 7 | 1961 | 3 | 14608 | N | N | 35764 26TH AV S |
| 015 | 236800 | 0100 | 9/10/03 | \$192,000 | 1100 | 0 | 7 | 1961 | 4 | 9694 | N | N | 32111 39TH AV S |
| 015 | 219160 | 0710 | 8/15/03 | \$200,000 | 1100 | 580 | 7 | 1980 | 3 | 9000 | N | N | 34815 27TH AV S |
| 015 | 432230 | 0390 | 11/19/03 | \$169,950 | 1100 | 0 | 7 | 1968 | 3 | 10032 | N | N | 35775 26TH AV S |
| 015 | 926280 | 0041 | 4/18/03 | \$174,600 | 1120 | 0 | 7 | 1967 | 3 | 9464 | N | N | 31648 51ST AV S |
| 015 | 946220 | 0005 | 8/27/03 | \$180,000 | 1130 | 0 | 7 | 1963 | 3 | 9299 | N | N | 4225 S 342ND ST |
| 015 | 403100 | 0530 | 10/2/02 | \$170,000 | 1130 | 0 | 7 | 1962 | 3 | 9812 | N | N | 34206 39TH AV S |
| 015 | 608500 | 0130 | 6/20/03 | \$160,000 | 1140 | 0 | 7 | 1967 | 3 | 9639 | N | N | 5624 S 324TH PL |
| 015 | 608500 | 0080 | 12/19/02 | \$156,000 | 1140 | 0 | 7 | 1967 | 3 | 13080 | N | N | 5656 S 324TH PL |
| 015 | 790540 | 0040 | 4/19/02 | \$159,950 | 1140 | 0 | 7 | 1968 | 3 | 9800 | N | N | 5129 S 329TH PL |
| 015 | 608500 | 0090 | 10/24/02 | \$159,950 | 1140 | 0 | 7 | 1967 | 4 | 12430 | N | N | 5652 S 324TH PL |
| 015 | 403110 | 0680 | 6/26/02 | \$175,000 | 1150 | 0 | 7 | 1962 | 3 | 9559 | N | N | 34914 45TH AV S |
| 015 | 513100 | 0050 | 4/24/03 | \$181,500 | 1150 | 0 | 7 | 1983 | 3 | 7236 | N | N | 36301 24TH PL S |
| 015 | 513100 | 0730 | 11/18/02 | \$172,000 | 1150 | 0 | 7 | 1985 | 3 | 7236 | N | N | 36214 25TH PL S |
| 015 | 286810 | 0040 | 6/4/02 | \$135,000 | 1150 | 0 | 7 | 1960 | 3 | 12200 | N | N | 5108 S 331ST ST |
| 015 | 201920 | 0130 | 3/22/02 | \$187,950 | 1160 | 300 | 7 | 1985 | 3 | 7203 | N | N | 2615 S 367TH PL |
| 015 | 201920 | 0320 | 11/1/03 | \$170,000 | 1160 | 300 | 7 | 1985 | 3 | 8300 | N | N | 2620 S 366TH PL |
| 015 | 236810 | 0100 | 8/22/03 | \$212,950 | 1180 | 600 | 7 | 1966 | 4 | 9744 | N | N | 32218 39TH AV S |

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|---------------------|
| 015 | 152104 | 9115 | 9/17/03 | \$226,000 | 1200 | 1200 | 7 | 1963 | 4 | 16988 | N | N | 32249 46TH PL S |
| 015 | 375060 | 7100 | 6/24/02 | \$170,000 | 1200 | 0 | 7 | 1978 | 3 | 12650 | N | N | 37504 34TH AV S |
| 015 | 403110 | 0600 | 5/1/03 | \$167,000 | 1210 | 0 | 7 | 1963 | 4 | 9559 | N | N | 4512 S 352ND ST |
| 015 | 236810 | 0040 | 8/8/02 | \$264,000 | 1220 | 880 | 7 | 1966 | 3 | 11850 | N | N | 32217 39TH AV S |
| 015 | 614400 | 0080 | 10/7/03 | \$140,000 | 1240 | 0 | 7 | 1963 | 3 | 10720 | N | N | 3903 S 325TH PL |
| 015 | 946220 | 0050 | 10/16/03 | \$166,400 | 1240 | 700 | 7 | 1963 | 3 | 10890 | N | N | 4302 S 343RD ST |
| 015 | 513100 | 0630 | 10/16/02 | \$182,500 | 1250 | 280 | 7 | 1983 | 3 | 7652 | N | N | 36117 25TH PL S |
| 015 | 386144 | 0120 | 9/26/02 | \$174,750 | 1250 | 0 | 7 | 1988 | 3 | 9182 | N | N | 2324 S 359TH ST |
| 015 | 404570 | 0065 | 9/10/03 | \$325,000 | 1260 | 490 | 7 | 1982 | 3 | 21680 | N | Y | 34917 37TH AV S |
| 015 | 386145 | 0050 | 11/6/03 | \$194,950 | 1270 | 0 | 7 | 1988 | 3 | 7207 | N | N | 35408 27TH AV S |
| 015 | 614360 | 0055 | 2/19/03 | \$365,000 | 1280 | 840 | 7 | 1958 | 3 | 19840 | Y | Y | 32845 38TH AV S |
| 015 | 513100 | 0580 | 5/23/02 | \$189,950 | 1280 | 350 | 7 | 1985 | 3 | 7203 | N | N | 36126 24TH PL S |
| 015 | 926280 | 0361 | 8/21/03 | \$178,400 | 1280 | 780 | 7 | 1958 | 3 | 29500 | N | N | 32920 51ST AV S |
| 015 | 010050 | 0030 | 6/23/03 | \$192,000 | 1290 | 0 | 7 | 1994 | 3 | 6600 | N | N | 2517 S 355TH PL |
| 015 | 010340 | 0080 | 5/30/02 | \$172,500 | 1290 | 0 | 7 | 1989 | 3 | 7360 | N | N | 2630 S 353RD ST |
| 015 | 375160 | 4079 | 6/12/02 | \$228,000 | 1300 | 620 | 7 | 1964 | 3 | 21750 | N | N | 4406 S 360TH ST |
| 015 | 242260 | 0057 | 10/27/03 | \$162,000 | 1300 | 0 | 7 | 1962 | 4 | 9000 | N | N | 3912 S 344TH ST |
| 015 | 282104 | 9192 | 3/25/02 | \$192,000 | 1300 | 520 | 7 | 1978 | 3 | 10454 | N | N | 36029 32ND AV S |
| 015 | 401440 | 0366 | 8/25/03 | \$264,000 | 1310 | 430 | 7 | 1967 | 3 | 11370 | N | N | 4731 S 318TH ST |
| 015 | 152104 | 9110 | 7/26/02 | \$147,000 | 1310 | 0 | 7 | 1962 | 3 | 12196 | N | N | 32453 MILITARY RD S |
| 015 | 282410 | 0060 | 1/11/02 | \$178,500 | 1310 | 240 | 7 | 1977 | 3 | 10000 | N | N | 4207 S 324TH PL |
| 015 | 282104 | 9139 | 11/11/02 | \$164,000 | 1310 | 0 | 7 | 1962 | 3 | 15246 | N | N | 36310 28TH AV S |
| 015 | 375160 | 1811 | 6/18/03 | \$181,350 | 1320 | 0 | 7 | 1975 | 3 | 10504 | N | N | 4203 S 352ND ST |
| 015 | 873260 | 0050 | 8/21/03 | \$169,000 | 1320 | 0 | 7 | 1968 | 3 | 9516 | N | N | 34018 45TH PL S |
| 015 | 386144 | 0270 | 5/14/03 | \$192,000 | 1320 | 0 | 7 | 1988 | 3 | 8405 | N | N | 35825 23RD PL S |
| 015 | 513100 | 0420 | 8/29/02 | \$174,000 | 1320 | 0 | 7 | 1983 | 3 | 7398 | N | N | 36320 25TH PL S |
| 015 | 386145 | 0340 | 4/2/02 | \$182,000 | 1330 | 0 | 7 | 1989 | 3 | 7200 | N | N | 35434 26TH AV S |
| 015 | 386145 | 0410 | 9/19/02 | \$173,300 | 1330 | 0 | 7 | 1988 | 3 | 6600 | N | N | 2531 S 355TH PL |
| 015 | 010340 | 0130 | 6/13/02 | \$184,950 | 1350 | 0 | 7 | 1989 | 3 | 9705 | N | N | 35208 26TH CT S |
| 015 | 282410 | 0540 | 7/29/02 | \$169,950 | 1360 | 0 | 7 | 1977 | 3 | 10476 | N | N | 4308 S 325TH ST |
| 015 | 386144 | 0380 | 10/27/03 | \$175,000 | 1360 | 0 | 7 | 1988 | 3 | 9207 | N | N | 35701 23RD PL S |

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|---------------------|
| 015 | 010340 | 0420 | 1/28/02 | \$165,500 | 1360 | 0 | 7 | 1989 | 3 | 7480 | N | N | 2711 S 353RD ST |
| 015 | 282104 | 9131 | 2/28/03 | \$175,000 | 1370 | 0 | 7 | 1959 | 3 | 13068 | N | N | 2910 S 368TH ST |
| 015 | 790540 | 0160 | 11/7/03 | \$160,000 | 1370 | 0 | 7 | 1968 | 3 | 9800 | N | N | 5112 S 329TH PL |
| 015 | 201920 | 0230 | 4/8/03 | \$221,500 | 1380 | 0 | 7 | 1981 | 3 | 8695 | N | N | 2731 S 366TH PL |
| 015 | 115070 | 0060 | 6/26/03 | \$206,500 | 1380 | 0 | 7 | 1996 | 3 | 5820 | N | N | 2630 S 362ND PL |
| 015 | 010340 | 0150 | 2/26/03 | \$184,950 | 1380 | 0 | 7 | 1989 | 3 | 8942 | N | N | 35213 26TH CT S |
| 015 | 201920 | 0280 | 4/29/03 | \$180,000 | 1380 | 410 | 7 | 1985 | 3 | 8300 | N | N | 2714 S 366TH PL |
| 015 | 512880 | 0150 | 3/19/03 | \$188,950 | 1400 | 0 | 7 | 1988 | 3 | 7813 | N | N | 36108 22ND PL S |
| 015 | 513100 | 0560 | 6/4/03 | \$183,000 | 1400 | 0 | 7 | 1985 | 3 | 7236 | N | N | 36138 24TH PL S |
| 015 | 219160 | 0510 | 4/18/03 | \$214,000 | 1410 | 740 | 7 | 1980 | 3 | 12000 | N | N | 35128 26TH AV S |
| 015 | 512880 | 0190 | 8/13/02 | \$199,950 | 1410 | 0 | 7 | 1996 | 3 | 7200 | N | N | 36132 22ND PL S |
| 015 | 010050 | 0440 | 3/18/02 | \$189,950 | 1410 | 0 | 7 | 1994 | 3 | 7743 | N | N | 35513 25TH PL S |
| 015 | 201920 | 0460 | 6/9/03 | \$225,000 | 1420 | 510 | 7 | 1983 | 3 | 8865 | N | N | 2631 S 366TH PL |
| 015 | 010340 | 0400 | 5/19/03 | \$196,000 | 1430 | 0 | 7 | 1989 | 3 | 7260 | N | N | 2627 S 353RD ST |
| 015 | 926280 | 0293 | 12/26/02 | \$205,500 | 1440 | 400 | 7 | 1978 | 3 | 10018 | N | N | 32705 57TH AV S |
| 015 | 386145 | 0110 | 5/23/02 | \$189,500 | 1440 | 0 | 7 | 1987 | 3 | 9746 | N | N | 35425 27TH AV S |
| 015 | 513100 | 0790 | 8/8/02 | \$190,000 | 1460 | 0 | 7 | 1984 | 3 | 7617 | N | N | 36102 25TH PL S |
| 015 | 386145 | 0270 | 1/28/03 | \$234,000 | 1460 | 1300 | 7 | 1988 | 3 | 7095 | N | N | 35417 26TH PL S |
| 015 | 386145 | 0070 | 12/9/02 | \$190,000 | 1470 | 0 | 7 | 1988 | 3 | 7893 | N | N | 35401 27TH AV S |
| 015 | 010050 | 0300 | 6/25/02 | \$182,500 | 1480 | 0 | 7 | 1994 | 3 | 6993 | N | N | 2403 S 354TH ST |
| 015 | 614360 | 0580 | 3/26/03 | \$169,950 | 1490 | 0 | 7 | 1962 | 3 | 10125 | N | N | 3923 S 328TH ST |
| 015 | 152104 | 9051 | 3/14/02 | \$219,000 | 1510 | 0 | 7 | 1979 | 3 | 100188 | N | N | 33524 MILITARY RD S |
| 015 | 614360 | 0255 | 8/13/02 | \$375,000 | 1520 | 0 | 7 | 1947 | 4 | 46173 | Y | Y | 3312 S 334TH ST |
| 015 | 386145 | 0160 | 7/7/03 | \$200,000 | 1520 | 0 | 7 | 1989 | 3 | 7503 | N | N | 2648 S 355TH PL |
| 015 | 152104 | 9039 | 11/12/03 | \$214,950 | 1530 | 0 | 7 | 1963 | 3 | 16552 | N | N | 32461 MILITARY RD S |
| 015 | 512880 | 0060 | 5/22/02 | \$200,000 | 1530 | 0 | 7 | 1989 | 3 | 7200 | N | N | 2230 S 361ST ST |
| 015 | 614360 | 0209 | 1/8/03 | \$173,150 | 1540 | 0 | 7 | 1962 | 3 | 9630 | N | N | 3634 S 334TH ST |
| 015 | 512880 | 0210 | 9/4/02 | \$186,000 | 1560 | 0 | 7 | 1988 | 3 | 7611 | N | N | 2220 S 362ND ST |
| 015 | 282104 | 9057 | 9/9/02 | \$312,000 | 1580 | 0 | 7 | 1981 | 3 | 42253 | Y | Y | 2859 S 354TH LN |
| 015 | 404570 | 0596 | 6/19/02 | \$195,000 | 1580 | 500 | 7 | 1962 | 3 | 36154 | N | N | 35656 32ND AV S |
| 015 | 403170 | 0420 | 11/30/03 | \$373,700 | 1590 | 0 | 7 | 1966 | 4 | 17409 | Y | Y | 4201 S 344TH ST |

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|---------------------|
| 015 | 152104 | 9096 | 7/18/03 | \$205,000 | 1620 | 0 | 7 | 1961 | 4 | 15246 | N | N | 32604 39TH AV S |
| 015 | 332104 | 9056 | 10/28/02 | \$180,000 | 1620 | 0 | 7 | 1964 | 3 | 20250 | N | N | 37127 28TH AV S |
| 015 | 386144 | 0370 | 3/25/03 | \$209,000 | 1630 | 0 | 7 | 1988 | 3 | 7350 | N | N | 35705 23RD PL S |
| 015 | 201920 | 0200 | 5/17/02 | \$187,500 | 1640 | 0 | 7 | 1985 | 3 | 8320 | N | N | 2707 S 366TH PL |
| 015 | 010340 | 0300 | 12/15/03 | \$229,900 | 1650 | 0 | 7 | 1989 | 3 | 7857 | N | N | 2510 S 354TH ST |
| 015 | 386150 | 0160 | 12/19/02 | \$206,250 | 1650 | 0 | 7 | 1987 | 3 | 7688 | N | N | 2516 S 357TH ST |
| 015 | 386145 | 0370 | 2/21/03 | \$210,000 | 1660 | 0 | 7 | 1990 | 3 | 7200 | N | N | 35416 26TH AV S |
| 015 | 512880 | 0220 | 5/3/02 | \$185,000 | 1670 | 0 | 7 | 1989 | 3 | 7970 | N | N | 36123 23RD PL S |
| 015 | 010340 | 0290 | 12/5/03 | \$215,000 | 1680 | 0 | 7 | 1989 | 3 | 7349 | N | N | 2518 S 354TH ST |
| 015 | 386144 | 0260 | 3/20/03 | \$215,000 | 1690 | 0 | 7 | 1988 | 3 | 8402 | N | N | 35831 23RD PL S |
| 015 | 432230 | 0460 | 4/11/03 | \$196,000 | 1690 | 0 | 7 | 1987 | 3 | 10375 | N | N | 35723 26TH AV S |
| 015 | 386150 | 0140 | 11/26/02 | \$209,000 | 1710 | 0 | 7 | 1987 | 3 | 7399 | N | N | 35706 25TH PL S |
| 015 | 789385 | 0180 | 11/3/03 | \$245,950 | 1730 | 0 | 7 | 1997 | 3 | 6238 | N | N | 3025 S 363RD ST |
| 015 | 115070 | 0210 | 9/26/03 | \$237,500 | 1730 | 0 | 7 | 1996 | 3 | 6960 | N | N | 2601 S 362ND PL |
| 015 | 512880 | 0020 | 3/21/03 | \$234,000 | 1740 | 0 | 7 | 1996 | 3 | 7200 | N | N | 2206 S 361ST ST |
| 015 | 375160 | 1819 | 2/7/03 | \$230,501 | 1740 | 0 | 7 | 1999 | 3 | 17161 | N | N | 35300 42ND AV S |
| 015 | 386150 | 0280 | 5/13/02 | \$214,000 | 1750 | 0 | 7 | 1987 | 3 | 10630 | N | N | 35805 25TH PL S |
| 015 | 403170 | 0350 | 7/19/02 | \$419,950 | 1760 | 1290 | 7 | 1964 | 4 | 17651 | Y | Y | 4009 S 345TH ST |
| 015 | 219060 | 0475 | 2/21/03 | \$265,000 | 1780 | 0 | 7 | 1974 | 3 | 21000 | N | N | 35127 30TH AV S |
| 015 | 386144 | 0200 | 10/8/03 | \$235,000 | 1790 | 0 | 7 | 1988 | 3 | 10327 | N | N | 35925 23RD PL S |
| 015 | 176155 | 0070 | 5/10/02 | \$225,000 | 1870 | 0 | 7 | 1990 | 3 | 7638 | N | N | 2707 S 353RD PL |
| 015 | 115070 | 0140 | 6/12/02 | \$195,000 | 1870 | 0 | 7 | 1996 | 3 | 6760 | N | N | 2647 S 362ND PL |
| 015 | 152104 | 9092 | 2/4/02 | \$197,600 | 1890 | 0 | 7 | 1994 | 3 | 8712 | N | N | 32866 46TH PL S |
| 015 | 010340 | 0120 | 7/29/03 | \$224,000 | 1930 | 0 | 7 | 1989 | 3 | 7212 | N | N | 35212 26TH CT S |
| 015 | 201920 | 0060 | 5/28/03 | \$218,000 | 1930 | 0 | 7 | 1984 | 3 | 7698 | N | N | 36633 25TH AV S |
| 015 | 375060 | 7647 | 1/28/02 | \$175,000 | 1950 | 0 | 7 | 1972 | 2 | 10862 | N | N | 3205 S 369TH PL |
| 015 | 152104 | 9098 | 2/15/02 | \$226,500 | 1960 | 0 | 7 | 2001 | 3 | 31652 | N | N | 32938 MILITARY RD S |
| 015 | 512880 | 0230 | 4/23/03 | \$219,450 | 1990 | 0 | 7 | 1989 | 3 | 7681 | N | N | 36119 23RD PL S |
| 015 | 282104 | 9176 | 11/14/02 | \$221,000 | 1990 | 0 | 7 | 1991 | 3 | 12242 | N | N | 35917 25TH PL S |
| 015 | 606460 | 0260 | 3/27/03 | \$319,000 | 2050 | 0 | 7 | 1981 | 4 | 94960 | N | N | 4604 S 352ND ST |
| 015 | 132950 | 0150 | 7/15/03 | \$247,461 | 2080 | 0 | 7 | 2003 | 3 | 4700 | N | N | 5530 S 320TH ST |

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|---------------------|
| 015 | 132950 | 0050 | 5/13/03 | \$242,950 | 2080 | 0 | 7 | 2003 | 3 | 5000 | N | N | 5419 S 319TH ST |
| 015 | 132950 | 0160 | 3/21/03 | \$240,950 | 2080 | 0 | 7 | 2003 | 3 | 4700 | N | N | 5518 S 320TH ST |
| 015 | 132950 | 0080 | 7/23/03 | \$242,950 | 2090 | 0 | 7 | 2003 | 3 | 5000 | N | N | 5515 S 319TH ST |
| 015 | 132950 | 0040 | 5/15/03 | \$237,950 | 2090 | 0 | 7 | 2003 | 3 | 5000 | N | N | 5413 S 319TH ST |
| 015 | 132950 | 0180 | 4/29/03 | \$234,950 | 2100 | 0 | 7 | 2003 | 3 | 4700 | N | N | 5506 S 320TH ST |
| 015 | 614360 | 0020 | 9/18/03 | \$365,000 | 2110 | 640 | 7 | 1959 | 4 | 19600 | Y | Y | 32817 38TH AV S |
| 015 | 132950 | 0200 | 7/30/03 | \$235,950 | 2130 | 0 | 7 | 2003 | 3 | 5820 | N | N | 5503 S 319TH ST |
| 015 | 132950 | 0070 | 5/1/03 | \$238,950 | 2170 | 0 | 7 | 2003 | 3 | 5000 | N | N | 5431 S 319TH ST |
| 015 | 789385 | 0160 | 10/29/03 | \$259,000 | 2270 | 0 | 7 | 1997 | 3 | 6075 | N | N | 3013 S 363RD ST |
| 015 | 132950 | 0030 | 6/9/03 | \$259,985 | 2310 | 0 | 7 | 2003 | 3 | 5000 | N | N | 5335 S 319TH ST |
| 015 | 132950 | 0170 | 3/7/03 | \$251,950 | 2310 | 0 | 7 | 2003 | 3 | 5000 | N | N | 5512 S 320TH ST |
| 015 | 132950 | 0190 | 3/11/03 | \$250,000 | 2310 | 0 | 7 | 2003 | 3 | 4500 | N | N | 5500 S 320TH ST |
| 015 | 152104 | 9090 | 3/12/02 | \$289,950 | 2350 | 0 | 7 | 1977 | 3 | 125452 | N | N | 32521 46TH AV S |
| 015 | 132950 | 0130 | 7/29/03 | \$259,950 | 2450 | 0 | 7 | 2003 | 3 | 6427 | N | N | 5509 S 319TH ST |
| 015 | 332104 | 9105 | 11/17/03 | \$305,000 | 2470 | 0 | 7 | 2000 | 3 | 9529 | N | N | 2911 S 368TH ST |
| 015 | 132950 | 0060 | 4/21/03 | \$262,950 | 2470 | 0 | 7 | 2003 | 3 | 5000 | N | N | 5425 S 319TH ST |
| 015 | 132950 | 0020 | 2/17/03 | \$280,765 | 2600 | 0 | 7 | 2003 | 3 | 5000 | N | N | 5329 S 319TH ST |
| 015 | 132950 | 0110 | 8/5/03 | \$279,500 | 2600 | 0 | 7 | 2003 | 3 | 5482 | N | N | 5533 S 319TH ST |
| 015 | 132950 | 0010 | 2/10/03 | \$276,950 | 2600 | 0 | 7 | 2003 | 3 | 5098 | N | N | 5323 S 319TH ST |
| 015 | 132950 | 0120 | 8/5/03 | \$273,950 | 2600 | 0 | 7 | 2003 | 3 | 8572 | N | N | 5524 S 320TH ST |
| 015 | 132950 | 0140 | 2/24/03 | \$271,950 | 2600 | 0 | 7 | 2003 | 3 | 5288 | N | N | 15536 S 320TH ST |
| 015 | 669930 | 0020 | 7/17/03 | \$279,950 | 1380 | 960 | 8 | 2003 | 3 | 6812 | N | N | 31823 52ND AV S |
| 015 | 669930 | 0010 | 8/2/02 | \$279,950 | 1380 | 960 | 8 | 2002 | 3 | 5705 | N | N | 5206 S 318TH PL |
| 015 | 404570 | 0505 | 11/13/03 | \$195,950 | 1450 | 0 | 8 | 1977 | 3 | 12480 | N | N | 3801 S 348TH ST |
| 015 | 375060 | 7926 | 5/22/02 | \$219,999 | 1540 | 500 | 8 | 1977 | 3 | 14400 | N | N | 3217 S 368TH PL |
| 015 | 375160 | 2710 | 10/24/02 | \$175,000 | 1550 | 0 | 8 | 1965 | 3 | 24000 | N | N | 35431 MILITARY RD S |
| 015 | 404570 | 0200 | 9/5/03 | \$366,500 | 1610 | 500 | 8 | 1982 | 3 | 23400 | N | Y | 35219 34TH AV S |
| 015 | 404570 | 0560 | 2/26/02 | \$230,000 | 1650 | 470 | 8 | 1980 | 3 | 40095 | N | N | 35323 42ND AV S |
| 015 | 386150 | 0090 | 12/9/02 | \$205,000 | 1660 | 0 | 8 | 1987 | 3 | 9113 | N | N | 35736 25TH PL S |
| 015 | 614360 | 0170 | 6/18/03 | \$392,500 | 1840 | 1400 | 8 | 1978 | 3 | 20374 | Y | Y | 33205 38TH AV S |
| 015 | 242200 | 0040 | 7/10/02 | \$355,000 | 1950 | 0 | 8 | 1987 | 3 | 18000 | Y | Y | 34625 38TH AV S |

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|-----------------|
| 015 | 669930 | 0490 | 11/27/02 | \$259,950 | 1978 | 0 | 8 | 2002 | 3 | 4849 | N | N | 5314 S 318TH PL |
| 015 | 520500 | 0080 | 6/11/02 | \$242,000 | 1980 | 0 | 8 | 1988 | 3 | 11080 | N | N | 3119 S 366TH CT |
| 015 | 669930 | 0460 | 6/25/03 | \$289,950 | 1990 | 0 | 8 | 2003 | 3 | 5284 | N | N | 31806 53RD PL S |
| 015 | 669930 | 0190 | 5/14/03 | \$259,950 | 1990 | 0 | 8 | 2003 | 3 | 5304 | N | N | 32012 52ND AV S |
| 015 | 669930 | 0030 | 7/17/03 | \$259,950 | 1990 | 0 | 8 | 2003 | 3 | 4794 | N | N | 31823 52ND AV S |
| 015 | 669930 | 0540 | 6/3/03 | \$259,950 | 1990 | 0 | 8 | 2003 | 3 | 4649 | N | N | 5212 S 318TH PL |
| 015 | 614360 | 0070 | 7/22/02 | \$408,500 | 2030 | 0 | 8 | 1984 | 3 | 9920 | Y | Y | 32849 38TH AV S |
| 015 | 926280 | 0148 | 4/25/02 | \$274,500 | 2040 | 0 | 8 | 1984 | 3 | 40075 | N | N | 5608 S 322ND PL |
| 015 | 144510 | 0210 | 7/23/03 | \$250,000 | 2060 | 0 | 8 | 2002 | 3 | 5656 | N | N | 36231 23RD PL S |
| 015 | 144510 | 0170 | 6/27/03 | \$245,000 | 2060 | 0 | 8 | 2002 | 3 | 6721 | N | N | 36253 23RD PL S |
| 015 | 144510 | 0300 | 6/13/02 | \$243,379 | 2060 | 0 | 8 | 2002 | 3 | 6120 | N | N | 36216 22ND PL S |
| 015 | 144510 | 0240 | 1/25/02 | \$241,872 | 2060 | 0 | 8 | 2002 | 3 | 5656 | N | N | 36213 23RD PL S |
| 015 | 144510 | 0340 | 5/16/02 | \$238,317 | 2060 | 0 | 8 | 2002 | 3 | 10859 | N | N | 36233 22ND PL S |
| 015 | 144510 | 0390 | 5/22/02 | \$237,894 | 2060 | 0 | 8 | 2002 | 3 | 10763 | N | N | 36203 22ND PL S |
| 015 | 144510 | 0330 | 3/19/02 | \$233,787 | 2060 | 0 | 8 | 2002 | 3 | 9141 | N | N | 36244 22ND PL S |
| 015 | 144510 | 0280 | 3/20/02 | \$229,950 | 2060 | 0 | 8 | 2002 | 3 | 6645 | N | N | 36204 22ND PL S |
| 015 | 375060 | 7425 | 8/8/02 | \$195,000 | 2140 | 0 | 8 | 1977 | 3 | 13560 | N | N | 37336 33RD AV S |
| 015 | 375160 | 4073 | 9/17/03 | \$268,000 | 2150 | 0 | 8 | 2003 | 3 | 14580 | N | N | 35906 44TH AV S |
| 015 | 926280 | 0016 | 6/20/02 | \$274,000 | 2160 | 0 | 8 | 1981 | 3 | 39251 | N | N | 5405 S 316TH ST |
| 015 | 234570 | 0030 | 9/18/03 | \$280,950 | 2190 | 0 | 8 | 2003 | 3 | 7095 | N | N | 3150 S 381ST WY |
| 015 | 234570 | 0150 | 5/23/03 | \$274,000 | 2190 | 0 | 8 | 2003 | 3 | 11052 | N | N | 38007 31ST CT S |
| 015 | 520500 | 0200 | 6/11/03 | \$245,000 | 2200 | 0 | 8 | 1990 | 3 | 8047 | N | N | 36416 31ST AV S |
| 015 | 520500 | 0520 | 6/17/03 | \$248,500 | 2220 | 0 | 8 | 1989 | 3 | 8675 | N | N | 3021 S 367TH CT |
| 015 | 144510 | 0270 | 4/4/02 | \$225,000 | 2220 | 0 | 8 | 2002 | 3 | 8250 | N | N | 2213 S 362ND ST |
| 015 | 144510 | 0090 | 5/2/02 | \$249,000 | 2240 | 0 | 8 | 2001 | 3 | 5245 | N | N | 36250 23RD PL S |
| 015 | 152104 | 9143 | 8/13/02 | \$275,000 | 2250 | 0 | 8 | 1991 | 3 | 13503 | N | N | 3822 S 325TH ST |
| 015 | 520500 | 0470 | 5/30/02 | \$245,000 | 2260 | 0 | 8 | 1989 | 3 | 8718 | N | N | 3016 S 367TH CT |
| 015 | 520500 | 0100 | 5/28/02 | \$242,500 | 2260 | 0 | 8 | 1989 | 3 | 7304 | N | N | 3114 S 366TH CT |
| 015 | 520500 | 0320 | 11/3/03 | \$233,500 | 2270 | 0 | 8 | 1989 | 3 | 8716 | N | N | 3009 S 365TH CT |
| 015 | 520500 | 0060 | 2/21/02 | \$247,000 | 2280 | 0 | 8 | 1989 | 3 | 9506 | N | N | 3109 S 366TH CT |
| 015 | 219060 | 0170 | 8/6/02 | \$195,000 | 2280 | 0 | 8 | 1972 | 3 | 12000 | N | N | 34915 29TH AV S |

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|-----------------|
| 015 | 282104 | 9205 | 11/25/03 | \$393,000 | 2310 | 0 | 8 | 1987 | 3 | 112838 | N | N | 2901 S 360TH ST |
| 015 | 520500 | 0530 | 12/17/02 | \$259,110 | 2340 | 0 | 8 | 1990 | 3 | 8220 | N | N | 36717 31ST AV S |
| 015 | 669930 | 0480 | 6/25/02 | \$289,950 | 2360 | 0 | 8 | 2002 | 3 | 8961 | N | N | 5320 S 318TH PL |
| 015 | 520500 | 0170 | 5/17/02 | \$249,900 | 2360 | 0 | 8 | 1989 | 3 | 7910 | N | N | 36514 31ST AV S |
| 015 | 403170 | 0070 | 5/14/02 | \$322,000 | 2380 | 960 | 8 | 2001 | 3 | 9850 | N | N | 3913 S 344TH ST |
| 015 | 403170 | 0060 | 1/7/03 | \$311,000 | 2380 | 960 | 8 | 2001 | 3 | 9851 | N | N | 3921 S 344TH ST |
| 015 | 403170 | 0090 | 4/4/03 | \$294,950 | 2380 | 960 | 8 | 2001 | 3 | 11039 | N | N | 3823 S 344TH ST |
| 015 | 403170 | 0050 | 4/30/03 | \$294,950 | 2380 | 960 | 8 | 2001 | 3 | 9836 | N | N | 3929 S 344TH ST |
| 015 | 403170 | 0030 | 6/24/03 | \$250,000 | 2380 | 0 | 8 | 2001 | 3 | 9719 | N | N | 4017 S 344TH ST |
| 015 | 144510 | 0360 | 4/4/02 | \$254,950 | 2380 | 0 | 8 | 2002 | 3 | 10763 | N | N | 36221 22ND PL S |
| 015 | 144510 | 0260 | 3/26/02 | \$249,950 | 2380 | 0 | 8 | 2002 | 3 | 6083 | N | N | 36201 23RD PL S |
| 015 | 144510 | 0220 | 1/26/02 | \$249,950 | 2380 | 0 | 8 | 2002 | 3 | 5655 | N | N | 36225 23RD PL S |
| 015 | 403170 | 0040 | 7/17/03 | \$252,500 | 2380 | 960 | 8 | 2001 | 3 | 9757 | N | N | 4005 S 344TH ST |
| 015 | 144510 | 0290 | 4/12/02 | \$270,974 | 2410 | 0 | 8 | 2002 | 3 | 6156 | N | N | 36210 22ND PL S |
| 015 | 375060 | 8075 | 5/20/03 | \$347,500 | 2420 | 0 | 8 | 1996 | 3 | 19645 | Y | Y | 36834 34TH AV S |
| 015 | 520500 | 0420 | 6/20/03 | \$263,500 | 2430 | 0 | 8 | 1989 | 3 | 8826 | N | N | 36557 31ST AV S |
| 015 | 926280 | 0155 | 10/9/03 | \$334,000 | 2430 | 0 | 8 | 1984 | 3 | 94089 | N | N | 32300 58TH AV S |
| 015 | 152104 | 9100 | 1/24/03 | \$282,250 | 2440 | 0 | 8 | 1992 | 3 | 13535 | N | N | 3834 S 325TH ST |
| 015 | 669930 | 0170 | 6/2/03 | \$287,950 | 2450 | 0 | 8 | 2002 | 3 | 8166 | N | N | 32024 52ND AV S |
| 015 | 669930 | 0450 | 4/24/03 | \$287,950 | 2450 | 0 | 8 | 2002 | 3 | 5477 | N | N | 5315 S 318TH PL |
| 015 | 669930 | 0520 | 7/24/02 | \$287,950 | 2450 | 0 | 8 | 2002 | 3 | 5225 | N | N | 5224 S 318TH PL |
| 015 | 669930 | 0150 | 6/25/03 | \$287,950 | 2450 | 0 | 8 | 2003 | 3 | 8986 | N | N | 32025 52ND AV S |
| 015 | 669930 | 0100 | 6/25/03 | \$287,950 | 2450 | 0 | 8 | 2003 | 3 | 5568 | N | N | 31915 52ND AV S |
| 015 | 669930 | 0420 | 10/10/02 | \$287,950 | 2450 | 0 | 8 | 2003 | 3 | 6942 | N | N | 5311 S 319TH ST |
| 015 | 520500 | 0460 | 2/8/02 | \$241,000 | 2460 | 0 | 8 | 1989 | 3 | 9710 | N | N | 3022 S 367TH CT |
| 015 | 234570 | 0380 | 3/14/03 | \$305,500 | 2490 | 0 | 8 | 2002 | 3 | 7285 | N | N | 38121 30TH CT S |
| 015 | 234570 | 0430 | 1/6/03 | \$305,000 | 2490 | 0 | 8 | 2003 | 3 | 7524 | N | N | 38120 30TH CT S |
| 015 | 234570 | 0370 | 9/20/02 | \$298,000 | 2490 | 0 | 8 | 2002 | 3 | 7036 | N | N | 2933 S 381ST WY |
| 015 | 234570 | 0010 | 4/10/02 | \$297,000 | 2490 | 0 | 8 | 2002 | 3 | 9218 | N | N | 3166 S 381ST WY |
| 015 | 234570 | 0140 | 6/10/02 | \$295,000 | 2490 | 0 | 8 | 2002 | 3 | 6180 | N | N | 38003 31ST CT S |
| 015 | 614360 | 0290 | 6/17/02 | \$380,000 | 2520 | 0 | 8 | 1981 | 3 | 22005 | Y | Y | 33409 33RD PL S |

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|-----------------|
| 015 | 234570 | 0310 | 4/29/03 | \$310,000 | 2550 | 0 | 8 | 2003 | 3 | 6359 | N | N | 2912 S 381ST WY |
| 015 | 234570 | 0200 | 7/24/02 | \$309,500 | 2550 | 0 | 8 | 2002 | 3 | 9747 | N | N | 3048 S 381ST WY |
| 015 | 234570 | 0170 | 12/22/02 | \$307,000 | 2550 | 0 | 8 | 2002 | 3 | 6424 | N | N | 38019 31ST CT S |
| 015 | 234570 | 0020 | 6/13/02 | \$299,000 | 2550 | 0 | 8 | 2002 | 3 | 9453 | N | N | 3158 S 381ST WY |
| 015 | 144510 | 0230 | 1/22/02 | \$272,157 | 2580 | 0 | 8 | 2002 | 3 | 5655 | N | N | 36219 23RD PL S |
| 015 | 144510 | 0380 | 5/1/02 | \$267,950 | 2580 | 0 | 8 | 2002 | 3 | 10763 | N | N | 36209 22ND PL S |
| 015 | 144510 | 0250 | 2/11/02 | \$265,450 | 2580 | 0 | 8 | 2002 | 3 | 5655 | N | N | 36207 23RD PL S |
| 015 | 234570 | 0240 | 5/20/03 | \$327,000 | 2590 | 0 | 8 | 2003 | 3 | 6305 | N | N | 3016 S 381ST WY |
| 015 | 234570 | 0120 | 8/22/02 | \$326,400 | 2590 | 0 | 8 | 2002 | 3 | 7983 | N | N | 38004 31ST CT S |
| 015 | 234570 | 0190 | 7/22/02 | \$321,049 | 2590 | 0 | 8 | 2002 | 3 | 7765 | N | N | 38031 31ST CT S |
| 015 | 234570 | 0550 | 1/15/03 | \$319,080 | 2590 | 0 | 8 | 2002 | 3 | 6153 | N | N | 3109 S 381ST WY |
| 015 | 234570 | 0540 | 6/23/03 | \$311,500 | 2590 | 0 | 8 | 2003 | 3 | 6266 | N | N | 3101 S 381ST WY |
| 015 | 234570 | 0050 | 11/13/02 | \$311,500 | 2590 | 0 | 8 | 2002 | 3 | 6059 | N | N | 3138 S 381ST WY |
| 015 | 234570 | 0230 | 1/22/03 | \$310,000 | 2590 | 0 | 8 | 2003 | 3 | 6305 | N | N | 3024 S 381ST WY |
| 015 | 234570 | 0220 | 7/17/02 | \$306,000 | 2590 | 0 | 8 | 2002 | 3 | 6512 | N | N | 3032 S 381ST WY |
| 015 | 234570 | 0130 | 8/30/02 | \$299,000 | 2590 | 0 | 8 | 2002 | 3 | 6804 | N | N | 38000 31ST CT S |
| 015 | 144510 | 0350 | 3/5/02 | \$291,803 | 2600 | 0 | 8 | 2002 | 3 | 10763 | N | N | 36227 22ND PL S |
| 015 | 234570 | 0090 | 11/5/03 | \$325,000 | 2610 | 0 | 8 | 2003 | 3 | 6720 | N | N | 3102 S 381ST WY |
| 015 | 234570 | 0210 | 6/25/03 | \$321,000 | 2610 | 0 | 8 | 2003 | 3 | 7371 | N | N | 3040 S 381ST WY |
| 015 | 234570 | 0450 | 4/8/03 | \$317,500 | 2610 | 0 | 8 | 2003 | 3 | 6652 | N | N | 3003 S 381ST WY |
| 015 | 234570 | 0440 | 5/19/03 | \$317,500 | 2610 | 0 | 8 | 2003 | 3 | 6428 | N | N | 38114 30TH CT S |
| 015 | 234570 | 0180 | 8/19/02 | \$313,500 | 2610 | 0 | 8 | 2002 | 3 | 6677 | N | N | 38025 31ST CT S |
| 015 | 234570 | 0070 | 1/12/03 | \$310,969 | 2610 | 0 | 8 | 2003 | 3 | 8512 | N | N | 3118 S 381ST WY |
| 015 | 234570 | 0060 | 6/17/02 | \$305,000 | 2610 | 0 | 8 | 2002 | 3 | 6060 | N | N | 3126 S 381ST WY |
| 015 | 234570 | 0300 | 11/27/02 | \$303,000 | 2610 | 0 | 8 | 2002 | 3 | 6278 | N | N | 2920 S 381ST WY |
| 015 | 669930 | 0280 | 7/15/03 | \$305,950 | 2620 | 0 | 8 | 2003 | 3 | 6010 | N | N | 31908 52ND AV S |
| 015 | 669930 | 0400 | 4/26/03 | \$302,950 | 2620 | 0 | 8 | 2003 | 3 | 6175 | N | N | 31912 53RD PL S |
| 015 | 669930 | 0210 | 4/15/03 | \$302,950 | 2620 | 0 | 8 | 2003 | 3 | 5457 | N | N | 5213 S 320TH ST |
| 015 | 669930 | 0040 | 3/7/03 | \$297,950 | 2670 | 0 | 8 | 2002 | 3 | 5488 | N | N | 31829 52ND AV S |
| 015 | 669930 | 0530 | 1/28/03 | \$297,950 | 2670 | 0 | 8 | 2002 | 3 | 5225 | N | N | 5218 S 318TH PL |
| 015 | 234570 | 0420 | 9/19/02 | \$314,000 | 2690 | 0 | 8 | 2002 | 3 | 7393 | N | N | 38126 30TH CT S |

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|-----------------|
| 015 | 669930 | 0070 | 2/6/03 | \$289,950 | 2740 | 0 | 8 | 2002 | 3 | 5500 | N | N | 31909 52ND AV S |
| 015 | 669930 | 0390 | 8/1/03 | \$289,950 | 2740 | 0 | 8 | 2003 | 3 | 5816 | N | N | 31931 53RD PLS |
| 015 | 669930 | 0060 | 4/24/03 | \$289,950 | 2740 | 0 | 8 | 2003 | 3 | 5500 | N | N | 31903 52ND AV S |
| 015 | 234570 | 0040 | 6/5/03 | \$331,625 | 2750 | 0 | 8 | 2002 | 3 | 5753 | N | N | 3146 S 381ST WY |
| 015 | 234570 | 0390 | 3/12/03 | \$310,500 | 2750 | 0 | 8 | 2002 | 3 | 6546 | N | N | 38127 30TH CT S |
| 015 | 669930 | 0090 | 9/25/02 | \$299,000 | 2840 | 0 | 8 | 2002 | 3 | 6000 | N | N | 31921 52ND AV S |
| 015 | 669930 | 0140 | 7/29/02 | \$302,545 | 2840 | 0 | 8 | 2002 | 3 | 9309 | N | N | 32019 52ND AV S |
| 015 | 669930 | 0250 | 6/6/03 | \$299,950 | 2840 | 0 | 8 | 2003 | 3 | 6010 | N | N | 31926 52ND AV S |
| 015 | 669930 | 0330 | 7/17/03 | \$299,950 | 2840 | 0 | 8 | 2003 | 3 | 6010 | N | N | 31827 53RD PLS |
| 015 | 669930 | 0370 | 6/25/03 | \$299,950 | 2840 | 0 | 8 | 2003 | 3 | 6010 | N | N | 31919 53RD PLS |
| 015 | 669930 | 0180 | 9/18/02 | \$299,950 | 2840 | 0 | 8 | 2002 | 3 | 7935 | N | N | 32018 52ND AV S |
| 015 | 234570 | 0290 | 12/19/02 | \$318,000 | 2920 | 0 | 8 | 2002 | 3 | 6306 | N | N | 2928 S 381ST WY |
| 015 | 234570 | 0360 | 3/20/03 | \$330,000 | 2990 | 0 | 8 | 2002 | 3 | 7782 | N | N | 2925 S 381ST WY |
| 015 | 234570 | 0320 | 7/11/03 | \$329,500 | 2990 | 0 | 8 | 2003 | 3 | 9533 | N | N | 2906 S 381ST WY |
| 015 | 234570 | 0270 | 6/17/02 | \$325,000 | 2990 | 0 | 8 | 2002 | 3 | 6306 | N | N | 2942 S 381ST WY |
| 015 | 234570 | 0280 | 9/24/02 | \$325,000 | 2990 | 0 | 8 | 2002 | 3 | 6306 | N | N | 2936 S 381ST WY |
| 015 | 234570 | 0410 | 12/2/02 | \$319,500 | 2990 | 0 | 8 | 2002 | 3 | 8119 | N | N | 38132 30TH CT S |
| 015 | 234570 | 0470 | 12/22/02 | \$314,000 | 2990 | 0 | 8 | 2002 | 3 | 6132 | N | N | 3019 S 381ST WY |
| 015 | 234570 | 0590 | 3/18/02 | \$308,000 | 2990 | 0 | 8 | 2002 | 3 | 6553 | N | N | 3145 S 381ST WY |
| 015 | 669930 | 0410 | 1/29/03 | \$321,400 | 3290 | 0 | 8 | 2003 | 3 | 5659 | N | N | 5305 S 319TH ST |
| 015 | 669930 | 0320 | 5/20/03 | \$320,950 | 3290 | 0 | 8 | 2003 | 3 | 6180 | N | N | 5227 S 318TH PL |
| 015 | 669930 | 0440 | 7/24/02 | \$315,950 | 3290 | 0 | 8 | 2002 | 3 | 9954 | N | N | 5321 S 318TH PL |
| 015 | 669930 | 0500 | 3/10/03 | \$315,950 | 3290 | 0 | 8 | 2002 | 3 | 5406 | N | N | 5308 S 318TH PL |
| 015 | 669930 | 0510 | 12/18/02 | \$315,950 | 3290 | 0 | 8 | 2002 | 3 | 6017 | N | N | 31809 53RD PLS |
| 015 | 669930 | 0430 | 4/4/03 | \$315,950 | 3290 | 0 | 8 | 2003 | 3 | 7028 | N | N | 5317 S 319TH ST |
| 015 | 669930 | 0120 | 5/28/03 | \$315,950 | 3290 | 0 | 8 | 2003 | 3 | 6594 | N | N | 32007 52ND AV S |
| 015 | 669930 | 0110 | 6/16/03 | \$315,950 | 3290 | 0 | 8 | 2003 | 3 | 6037 | N | N | 31933 52ND AV S |
| 015 | 669930 | 0200 | 5/29/03 | \$315,950 | 3290 | 0 | 8 | 2003 | 3 | 5625 | N | N | 32006 52ND AV S |
| 015 | 614360 | 0280 | 8/12/03 | \$350,000 | 3620 | 0 | 8 | 1979 | 3 | 25200 | Y | Y | 33403 33RD PLS |
| 015 | 606460 | 0324 | 11/20/02 | \$255,000 | 1910 | 460 | 9 | 1981 | 2 | 39833 | N | N | 4633 S 348TH ST |
| 015 | 926280 | 0205 | 1/21/03 | \$390,000 | 4140 | 0 | 9 | 1983 | 3 | 32032 | N | N | 32406 58TH AV S |

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|------------------------|
| 015 | 404570 | 0090 | 12/15/03 | \$450,000 | 2340 | 1410 | 10 | 2003 | 3 | 19760 | Y | Y | 35017 37TH AV S |
| 015 | 208570 | 0050 | 1/23/02 | \$325,000 | 2480 | 0 | 10 | 2001 | 3 | 8626 | N | N | 2227 12TH CT NW |
| 015 | 208570 | 0090 | 10/22/03 | \$385,000 | 2540 | 0 | 10 | 2001 | 3 | 12917 | N | N | 2316 12TH CT NW |
| 015 | 208570 | 0080 | 4/8/02 | \$380,000 | 2720 | 0 | 10 | 2002 | 3 | 11322 | N | N | 2317 12TH CT NW |
| 015 | 208570 | 0060 | 1/9/02 | \$369,500 | 3030 | 0 | 10 | 2001 | 3 | 9033 | N | N | 2303 12TH CT NW |
| 015 | 926280 | 0061 | 8/8/03 | \$680,000 | 3910 | 0 | 11 | 1992 | 3 | 93654 | N | N | 31825 59TH AV S |
| 016 | 375060 | 4008 | 1/16/03 | \$138,000 | 680 | 0 | 4 | 1943 | 4 | 14400 | N | N | 37644 43RD AV S |
| 016 | 375060 | 3375 | 10/22/02 | \$126,000 | 830 | 0 | 4 | 1948 | 4 | 9600 | N | N | 37418 39TH AV S |
| 016 | 375060 | 5880 | 3/12/03 | \$135,000 | 610 | 0 | 5 | 1943 | 4 | 24000 | N | N | 4516 S 382ND ST |
| 016 | 335340 | 4340 | 2/27/03 | \$161,000 | 1140 | 0 | 5 | 1943 | 4 | 186872 | Y | N | 311 WEST VALLEY HW |
| 016 | 375160 | 0179 | 3/12/03 | \$145,000 | 770 | 0 | 6 | 1978 | 3 | 18542 | N | N | 33923 53RD AV S |
| 016 | 375160 | 0997 | 5/14/02 | \$130,000 | 770 | 0 | 6 | 1976 | 4 | 9600 | N | N | 34643 53RD AV S |
| 016 | 375160 | 1061 | 10/30/03 | \$158,500 | 910 | 0 | 6 | 1991 | 3 | 15656 | N | N | 5119 S 346TH ST |
| 016 | 375060 | 3867 | 3/28/02 | \$136,000 | 910 | 0 | 6 | 1977 | 4 | 9600 | N | N | 37633 42ND AV S |
| 016 | 375160 | 1057 | 9/30/03 | \$186,000 | 960 | 0 | 6 | 1977 | 3 | 18970 | N | N | 34619 52ND AV S |
| 016 | 375160 | 1057 | 5/16/03 | \$171,950 | 960 | 0 | 6 | 1977 | 3 | 18970 | N | N | 34619 52ND AV S |
| 016 | 375160 | 6651 | 9/12/02 | \$119,500 | 1040 | 0 | 6 | 1966 | 4 | 27600 | Y | N | 35955 WEST VALLEY HW S |
| 016 | 375060 | 1323 | 11/12/03 | \$160,000 | 1080 | 0 | 6 | 1941 | 3 | 9600 | N | N | 36817 45TH AV S |
| 016 | 375060 | 2796 | 5/23/03 | \$288,000 | 1100 | 0 | 6 | 1940 | 2 | 7350 | Y | Y | 4402 S 376TH ST |
| 016 | 375160 | 5865 | 7/25/03 | \$180,000 | 1140 | 780 | 6 | 1967 | 4 | 19200 | N | N | 36621 52ND AV S |
| 016 | 375060 | 6440 | 12/27/02 | \$170,000 | 1240 | 0 | 6 | 1992 | 3 | 14400 | N | N | 38228 49TH AV S |
| 016 | 375160 | 6333 | 9/2/03 | \$213,000 | 1640 | 0 | 6 | 1956 | 3 | 17400 | N | N | 37061 55TH AV S |
| 016 | 375060 | 7048 | 11/21/03 | \$207,000 | 2090 | 0 | 6 | 1977 | 3 | 9600 | N | N | 38239 43RD AV S |
| 016 | 375060 | 6583 | 7/15/02 | \$188,500 | 2200 | 0 | 6 | 2002 | 3 | 14760 | N | N | 4709 S 382ND ST |
| 016 | 375060 | 0558 | 5/24/02 | \$120,000 | 880 | 0 | 7 | 1925 | 3 | 15690 | N | N | 36430 MILITARY RD S |
| 016 | 375060 | 4500 | 1/16/03 | \$163,300 | 880 | 0 | 7 | 1981 | 3 | 9600 | N | N | 37654 49TH AV S |
| 016 | 375160 | 1615 | 11/20/02 | \$160,000 | 940 | 0 | 7 | 1980 | 3 | 9600 | N | N | 35103 55TH AV S |
| 016 | 375160 | 2263 | 5/6/02 | \$144,900 | 960 | 0 | 7 | 1970 | 3 | 7920 | N | N | 35233 55TH AV S |
| 016 | 375060 | 1494 | 9/24/03 | \$170,000 | 970 | 0 | 7 | 1957 | 3 | 12838 | N | N | 4627 S 368TH ST |
| 016 | 375060 | 7008 | 4/19/02 | \$137,000 | 970 | 0 | 7 | 1969 | 3 | 9600 | N | N | 38232 42ND AV S |
| 016 | 375160 | 3719 | 9/5/02 | \$157,500 | 980 | 0 | 7 | 1977 | 4 | 9600 | N | N | 35804 52ND AV S |

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|---------------------------|
| 016 | 506640 | 0362 | 7/2/03 | \$170,000 | 1000 | 0 | 7 | 1961 | 3 | 8932 | N | N | 34010 PEASLEY CANYON WY S |
| 016 | 375160 | 4643 | 3/19/03 | \$199,000 | 1000 | 0 | 7 | 1968 | 4 | 11253 | N | N | 5604 S 362ND PL |
| 016 | 375160 | 3149 | 11/21/03 | \$155,000 | 1010 | 0 | 7 | 1978 | 4 | 9600 | N | N | 35613 52ND AV S |
| 016 | 506640 | 0363 | 6/18/03 | \$164,900 | 1020 | 0 | 7 | 1961 | 3 | 11995 | N | N | 34038 MILITARY RD S |
| 016 | 375160 | 4699 | 10/29/03 | \$217,000 | 1070 | 610 | 7 | 1981 | 3 | 12800 | N | N | 5515 S 362ND ST |
| 016 | 375160 | 5470 | 12/18/02 | \$167,000 | 1090 | 0 | 7 | 1968 | 4 | 9000 | N | N | 36405 52ND AV S |
| 016 | 375060 | 2440 | 3/4/03 | \$178,000 | 1090 | 720 | 7 | 1978 | 3 | 16650 | N | N | 37331 38TH AV S |
| 016 | 375060 | 5698 | 10/8/03 | \$220,000 | 1110 | 480 | 7 | 1986 | 3 | 14400 | N | N | 4318 S 382ND ST |
| 016 | 375160 | 2305 | 1/17/02 | \$180,000 | 1130 | 0 | 7 | 1979 | 3 | 9600 | N | N | 35248 55TH AV S |
| 016 | 375160 | 0881 | 8/29/02 | \$193,500 | 1170 | 1170 | 7 | 1980 | 3 | 14400 | N | N | 34710 54TH AV S |
| 016 | 375060 | 5391 | 4/14/03 | \$179,950 | 1180 | 0 | 7 | 1978 | 3 | 9600 | N | N | 37840 39TH AV S |
| 016 | 375060 | 3773 | 11/12/02 | \$171,995 | 1180 | 0 | 7 | 1968 | 4 | 9660 | N | N | 37627 40TH AV S |
| 016 | 375160 | 5641 | 9/19/02 | \$184,950 | 1180 | 550 | 7 | 1978 | 3 | 9600 | N | N | 36431 55TH AV S |
| 016 | 375060 | 3978 | 4/24/03 | \$164,950 | 1200 | 0 | 7 | 1957 | 4 | 9600 | N | N | 37620 43RD AV S |
| 016 | 375160 | 1600 | 11/18/02 | \$189,000 | 1230 | 0 | 7 | 1992 | 3 | 18400 | N | N | 35127 55TH AV S |
| 016 | 375160 | 1519 | 3/22/02 | \$185,500 | 1230 | 630 | 7 | 1979 | 3 | 9600 | N | N | 35016 55TH AV S |
| 016 | 375060 | 5330 | 3/6/03 | \$137,000 | 1260 | 0 | 7 | 1948 | 3 | 9600 | N | N | 37841 42ND AV S |
| 016 | 375160 | 3117 | 9/15/03 | \$239,950 | 1270 | 870 | 7 | 2003 | 3 | 9600 | N | N | 35716 51ST AV S |
| 016 | 375160 | 0660 | 11/24/03 | \$211,500 | 1270 | 500 | 7 | 1980 | 3 | 14400 | N | N | 34418 54TH AV S |
| 016 | 375160 | 5987 | 12/23/02 | \$175,000 | 1280 | 0 | 7 | 1968 | 4 | 14400 | N | N | 36605 50TH AV S |
| 016 | 758500 | 0190 | 5/29/03 | \$155,550 | 1290 | 970 | 7 | 1965 | 3 | 9760 | N | N | 34028 PEASLEY CANYON WY S |
| 016 | 375160 | 5158 | 11/15/02 | \$169,950 | 1300 | 0 | 7 | 1955 | 4 | 11067 | N | N | 36220 MILITARY RD S |
| 016 | 375160 | 3179 | 10/9/02 | \$179,950 | 1300 | 0 | 7 | 1978 | 4 | 14400 | N | N | 35642 52ND AV S |
| 016 | 375060 | 2504 | 10/23/02 | \$150,000 | 1300 | 0 | 7 | 1970 | 3 | 9600 | N | N | 3806 S 374TH ST |
| 016 | 375060 | 2103 | 10/15/03 | \$235,000 | 1310 | 0 | 7 | 1991 | 3 | 38400 | N | N | 37110 42ND AV S |
| 016 | 375060 | 6125 | 5/15/03 | \$169,000 | 1320 | 0 | 7 | 1965 | 4 | 9600 | N | N | 38017 49TH AV S |
| 016 | 375160 | 1307 | 3/17/03 | \$209,000 | 1320 | 420 | 7 | 1979 | 4 | 9600 | Y | N | 34816 55TH AV S |
| 016 | 375160 | 1755 | 2/7/03 | \$160,000 | 1330 | 0 | 7 | 1961 | 4 | 7080 | N | N | 35008 MILITARY RD S |
| 016 | 375160 | 1569 | 8/4/03 | \$195,000 | 1400 | 0 | 7 | 1990 | 3 | 10951 | N | N | 35005 56TH AV S |
| 016 | 375060 | 2598 | 3/28/03 | \$194,947 | 1400 | 0 | 7 | 1977 | 3 | 9200 | N | N | 37248 39TH AV S |
| 016 | 375160 | 3538 | 8/19/03 | \$282,950 | 1400 | 1400 | 7 | 1966 | 4 | 80586 | Y | N | 35804 57TH AV S |

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|---------------------|
| 016 | 375160 | 3538 | 6/29/02 | \$278,500 | 1400 | 1400 | 7 | 1966 | 4 | 80586 | Y | N | 35804 57TH AV S |
| 016 | 375060 | 4645 | 5/20/02 | \$180,000 | 1460 | 0 | 7 | 1978 | 3 | 19200 | N | N | 37812 49TH AV S |
| 016 | 281785 | 0300 | 6/10/03 | \$204,900 | 1480 | 0 | 7 | 1998 | 3 | 6953 | N | N | 3653 S 378TH ST |
| 016 | 281785 | 0020 | 4/17/03 | \$196,500 | 1480 | 0 | 7 | 1998 | 3 | 6000 | N | N | 37607 37TH AV S |
| 016 | 375160 | 1071 | 4/24/02 | \$191,000 | 1510 | 0 | 7 | 1985 | 3 | 9363 | N | N | 34804 MILITARY RD S |
| 016 | 375060 | 5364 | 10/6/03 | \$205,000 | 1520 | 0 | 7 | 1980 | 4 | 9600 | N | N | 37806 39TH AV S |
| 016 | 375060 | 5364 | 2/26/02 | \$184,000 | 1520 | 0 | 7 | 1980 | 4 | 9600 | N | N | 37806 39TH AV S |
| 016 | 375060 | 5534 | 12/18/03 | \$221,000 | 1530 | 0 | 7 | 1993 | 3 | 22333 | N | N | 37853 38TH AV S |
| 016 | 758500 | 0060 | 10/16/02 | \$180,000 | 1540 | 0 | 7 | 1966 | 4 | 9576 | N | N | 34039 51ST AV S |
| 016 | 342104 | 9061 | 1/29/02 | \$239,000 | 1560 | 800 | 7 | 1989 | 3 | 26136 | N | N | 38011 MILITARY RD S |
| 016 | 375160 | 0905 | 10/18/02 | \$189,000 | 1580 | 0 | 7 | 1985 | 3 | 9600 | N | N | 34610 53RD AV S |
| 016 | 375060 | 5620 | 10/22/02 | \$169,950 | 1580 | 0 | 7 | 1981 | 4 | 14400 | N | N | 38037 43RD AV S |
| 016 | 375160 | 2117 | 6/16/03 | \$229,200 | 1680 | 0 | 7 | 1994 | 3 | 14400 | N | N | 35238 52ND AV S |
| 016 | 375160 | 2117 | 7/9/02 | \$210,000 | 1680 | 0 | 7 | 1994 | 3 | 14400 | N | N | 35238 52ND AV S |
| 016 | 281785 | 0090 | 11/11/03 | \$232,000 | 1690 | 0 | 7 | 1998 | 3 | 6300 | N | N | 37649 37TH AV S |
| 016 | 375160 | 1343 | 9/18/03 | \$224,900 | 1690 | 0 | 7 | 1994 | 3 | 15427 | Y | N | 34907 56TH AV S |
| 016 | 281785 | 0230 | 4/26/02 | \$225,000 | 1700 | 0 | 7 | 1998 | 3 | 7628 | N | N | 3615 S 378TH ST |
| 016 | 281785 | 0260 | 1/22/02 | \$215,000 | 1700 | 0 | 7 | 1998 | 3 | 8976 | N | N | 3633 S 378TH ST |
| 016 | 375160 | 4487 | 2/25/03 | \$214,500 | 1720 | 0 | 7 | 1998 | 3 | 19200 | N | N | 36010 52ND AV S |
| 016 | 281785 | 0270 | 4/23/02 | \$232,500 | 1730 | 0 | 7 | 1998 | 3 | 9852 | N | N | 3639 S 378TH ST |
| 016 | 375060 | 3783 | 7/18/02 | \$181,950 | 1750 | 0 | 7 | 1967 | 3 | 12600 | N | N | 37615 40TH AV S |
| 016 | 281785 | 0310 | 10/8/03 | \$247,500 | 1780 | 0 | 7 | 1998 | 3 | 6000 | N | N | 3659 S 378TH ST |
| 016 | 281785 | 0355 | 7/10/03 | \$218,500 | 1780 | 0 | 7 | 1999 | 3 | 5971 | N | N | 37803 37TH AV S |
| 016 | 281785 | 0340 | 3/8/02 | \$210,000 | 1780 | 0 | 7 | 1999 | 3 | 5999 | N | N | 3685 S 378TH ST |
| 016 | 281785 | 0180 | 3/6/02 | \$205,000 | 1780 | 0 | 7 | 1998 | 3 | 5839 | N | N | 3606 S 378TH ST |
| 016 | 375160 | 3873 | 11/10/03 | \$259,500 | 1880 | 0 | 7 | 1982 | 3 | 15400 | N | N | 35841 51ST AV S |
| 016 | 375160 | 0418 | 5/17/02 | \$235,000 | 1970 | 0 | 7 | 1999 | 3 | 18066 | N | N | 34318 51ST AV S |
| 016 | 375060 | 3744 | 12/10/02 | \$209,950 | 1780 | 0 | 8 | 1968 | 3 | 13600 | N | N | 37656 39TH AV S |
| 016 | 375160 | 3915 | 11/26/02 | \$238,000 | 1830 | 0 | 8 | 1988 | 3 | 28800 | N | N | 4906 S 360TH ST |
| 016 | 541210 | 1040 | 6/17/03 | \$228,500 | 1830 | 0 | 8 | 2000 | 3 | 7561 | N | N | 38147 38TH AV S |
| 016 | 375060 | 4365 | 4/23/03 | \$224,950 | 1880 | 0 | 8 | 1991 | 3 | 13600 | N | N | 4717 S 376TH ST |

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|-----------------|
| 016 | 541210 | 0950 | 4/5/02 | \$224,900 | 1880 | 0 | 8 | 2001 | 3 | 6052 | N | N | 38065 38TH AV S |
| 016 | 335340 | 4266 | 5/22/03 | \$229,500 | 1900 | 0 | 8 | 1976 | 4 | 40600 | N | N | 5114 S 380TH ST |
| 016 | 375060 | 2805 | 7/17/02 | \$350,500 | 1940 | 1280 | 8 | 1988 | 3 | 22800 | Y | Y | 4604 S 375TH PL |
| 016 | 541210 | 1060 | 3/18/03 | \$245,000 | 1950 | 0 | 8 | 2000 | 3 | 7200 | N | N | 38124 38TH AV S |
| 016 | 186493 | 0040 | 11/25/02 | \$240,950 | 1960 | 0 | 8 | 2003 | 3 | 4993 | N | N | 37623 32ND PL S |
| 016 | 186493 | 0170 | 2/26/03 | \$237,950 | 1960 | 0 | 8 | 2003 | 3 | 4885 | N | N | 3229 S 376TH PL |
| 016 | 186493 | 0120 | 5/28/03 | \$237,950 | 1960 | 0 | 8 | 2002 | 3 | 5349 | N | N | 37607 33RD PL S |
| 016 | 186493 | 0110 | 7/1/03 | \$234,950 | 1960 | 0 | 8 | 2003 | 3 | 6233 | N | N | 3333 S 376TH ST |
| 016 | 186493 | 0010 | 7/30/02 | \$234,950 | 1960 | 0 | 8 | 2002 | 3 | 5000 | N | N | 37605 32ND PL S |
| 016 | 186493 | 0100 | 4/28/03 | \$232,900 | 1960 | 0 | 8 | 2003 | 3 | 4982 | N | N | 3327 S 376TH PL |
| 016 | 186493 | 0150 | 11/12/02 | \$229,950 | 1960 | 0 | 8 | 2003 | 3 | 4675 | N | N | 3245 S 376TH ST |
| 016 | 186493 | 0140 | 8/8/02 | \$229,950 | 1960 | 0 | 8 | 2002 | 3 | 4675 | N | N | 3523 S 376TH ST |
| 016 | 186493 | 0180 | 5/13/03 | \$234,950 | 2000 | 0 | 8 | 2003 | 3 | 4807 | N | N | 3228 S 376TH PL |
| 016 | 186493 | 0070 | 4/4/03 | \$229,950 | 2000 | 0 | 8 | 2003 | 3 | 4959 | N | N | 3221 S 376TH PL |
| 016 | 186493 | 0200 | 4/8/03 | \$229,950 | 2000 | 0 | 8 | 2003 | 3 | 4675 | N | N | 3244 S 376TH PL |
| 016 | 541210 | 0820 | 3/19/02 | \$239,498 | 2040 | 0 | 8 | 2001 | 3 | 7207 | N | N | 38039 37TH PL S |
| 016 | 375160 | 1347 | 7/11/02 | \$239,900 | 2040 | 0 | 8 | 1995 | 3 | 15091 | N | N | 34825 56TH AV S |
| 016 | 541210 | 0980 | 1/16/02 | \$245,000 | 2140 | 0 | 8 | 2001 | 3 | 6261 | N | N | 38101 38TH AV S |
| 016 | 186493 | 0060 | 3/5/03 | \$243,950 | 2190 | 0 | 8 | 2003 | 3 | 7237 | N | N | 3215 S 376TH PL |
| 016 | 186493 | 0230 | 3/26/03 | \$242,950 | 2190 | 0 | 8 | 2003 | 3 | 6185 | N | N | 37619 33RD PL S |
| 016 | 186493 | 0220 | 6/16/03 | \$242,950 | 2190 | 0 | 8 | 2003 | 3 | 4675 | N | N | 3260 S 376TH PL |
| 016 | 186493 | 0210 | 6/6/03 | \$239,950 | 2190 | 0 | 8 | 2003 | 3 | 4675 | N | N | 3252 S 376TH PL |
| 016 | 375160 | 3160 | 12/10/02 | \$254,200 | 2200 | 0 | 8 | 2002 | 3 | 9600 | N | N | 35626 52ND AV S |
| 016 | 541210 | 0210 | 3/2/02 | \$279,950 | 2240 | 0 | 8 | 2001 | 3 | 6901 | N | N | 38020 34TH CT S |
| 016 | 186493 | 0020 | 10/15/02 | \$254,442 | 2290 | 0 | 8 | 2003 | 3 | 5009 | N | N | 37611 32ND PL S |
| 016 | 186493 | 0050 | 6/19/02 | \$243,950 | 2290 | 0 | 8 | 2002 | 3 | 5386 | N | N | 37629 32ND PL S |
| 016 | 186493 | 0160 | 10/15/02 | \$243,800 | 2290 | 0 | 8 | 2002 | 3 | 4675 | N | N | 3237 S 376TH ST |
| 016 | 541210 | 0910 | 4/4/02 | \$283,000 | 2350 | 0 | 8 | 2002 | 3 | 6470 | N | N | 38033 38TH AV S |
| 016 | 541210 | 0620 | 4/30/02 | \$249,950 | 2400 | 0 | 8 | 2001 | 3 | 6134 | N | N | 38005 36TH PL S |
| 016 | 541210 | 0590 | 1/24/02 | \$248,500 | 2400 | 0 | 8 | 2001 | 3 | 5786 | N | N | 37829 37TH AV S |
| 016 | 541210 | 0120 | 10/13/03 | \$330,000 | 2550 | 0 | 8 | 2001 | 3 | 6668 | N | N | 38114 35TH WY S |

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|-----------------|
| 016 | 541210 | 0270 | 11/19/03 | \$297,000 | 2550 | 0 | 8 | 2001 | 3 | 5507 | N | N | 3425 S 379TH CT |
| 016 | 541210 | 0240 | 2/24/02 | \$265,950 | 2550 | 0 | 8 | 2001 | 3 | 7555 | N | N | 37917 35TH WY S |
| 016 | 375160 | 1503 | 2/24/03 | \$279,500 | 2550 | 0 | 8 | 1997 | 3 | 24800 | Y | N | 35051 57TH AV S |
| 016 | 541210 | 1140 | 10/1/03 | \$271,000 | 2550 | 0 | 8 | 2001 | 3 | 6348 | N | N | 38026 38TH AV S |
| 016 | 541210 | 0190 | 3/14/02 | \$265,950 | 2550 | 0 | 8 | 2001 | 3 | 7600 | N | N | 38010 34TH CT S |
| 016 | 186493 | 0080 | 6/20/03 | \$266,000 | 2550 | 0 | 8 | 2003 | 3 | 4770 | N | N | 3255 S 376TH PL |
| 016 | 186493 | 0030 | 11/23/02 | \$262,950 | 2550 | 0 | 8 | 2003 | 3 | 5009 | N | N | 37617 32ND PLS |
| 016 | 186493 | 0130 | 7/5/02 | \$259,950 | 2550 | 0 | 8 | 2002 | 3 | 4675 | N | N | 3261 S 376TH ST |
| 016 | 541210 | 0360 | 1/10/03 | \$280,000 | 2552 | 0 | 8 | 2001 | 3 | 5770 | N | N | 37837 35TH WY S |
| 016 | 335340 | 4264 | 12/26/02 | \$292,500 | 2570 | 0 | 8 | 1977 | 4 | 40957 | N | N | 37812 51ST AV S |
| 016 | 352104 | 9055 | 4/3/03 | \$378,500 | 2580 | 840 | 8 | 1981 | 3 | 65340 | Y | N | 38020 55TH AV S |
| 016 | 541210 | 0730 | 2/22/02 | \$244,950 | 2580 | 0 | 8 | 2001 | 3 | 7427 | N | N | 38038 36TH PL S |
| 016 | 541210 | 0710 | 1/22/02 | \$244,950 | 2580 | 0 | 8 | 2001 | 3 | 5986 | N | N | 38054 36TH PL S |
| 016 | 541210 | 0490 | 11/24/03 | \$326,000 | 2590 | 0 | 8 | 2000 | 3 | 5661 | N | N | 37844 35TH WY S |
| 016 | 541210 | 0420 | 2/16/02 | \$272,000 | 2590 | 0 | 8 | 2001 | 3 | 6385 | N | N | 37818 35TH WY S |
| 016 | 541210 | 0110 | 7/10/02 | \$265,950 | 2590 | 0 | 8 | 2001 | 3 | 6885 | N | N | 38113 35TH WY S |
| 016 | 186493 | 0240 | 11/25/02 | \$272,000 | 2600 | 0 | 8 | 2003 | 3 | 4990 | N | N | 37613 33RD PL S |
| 016 | 186493 | 0090 | 1/9/03 | \$262,950 | 2600 | 0 | 8 | 2003 | 3 | 4779 | N | N | 3263 S 376TH PL |
| 016 | 541210 | 0310 | 7/29/02 | \$265,750 | 2610 | 0 | 8 | 2002 | 3 | 7313 | N | N | 3400 S 379TH CT |
| 016 | 541210 | 0070 | 1/7/02 | \$278,000 | 2630 | 0 | 8 | 2001 | 3 | 8108 | N | N | 3404 S 381ST CT |
| 016 | 375160 | 1502 | 7/16/02 | \$320,000 | 2650 | 0 | 8 | 1997 | 3 | 19249 | Y | N | 35059 56TH PL S |
| 016 | 541210 | 0580 | 3/20/03 | \$299,950 | 2690 | 0 | 8 | 2001 | 4 | 5634 | N | N | 37823 37TH AV S |
| 016 | 541210 | 0370 | 9/10/02 | \$282,850 | 2690 | 0 | 8 | 2002 | 3 | 6810 | N | N | 37833 35TH WY S |
| 016 | 541210 | 0430 | 10/3/02 | \$275,000 | 2690 | 0 | 8 | 2001 | 3 | 5547 | N | N | 37820 35TH WY S |
| 016 | 541210 | 0100 | 3/22/02 | \$278,000 | 2690 | 0 | 8 | 2002 | 3 | 6764 | N | N | 38105 35TH WY S |
| 016 | 541210 | 0050 | 5/17/02 | \$284,950 | 2700 | 0 | 8 | 2002 | 3 | 7641 | N | N | 3412 S 381ST WY |
| 016 | 335340 | 4265 | 5/19/03 | \$379,000 | 2720 | 0 | 8 | 2001 | 3 | 40813 | N | N | 37814 51ST AV S |
| 016 | 541210 | 0460 | 2/12/02 | \$287,500 | 2730 | 0 | 8 | 2002 | 3 | 7118 | N | N | 37826 35TH WY S |
| 016 | 541210 | 0390 | 6/16/03 | \$297,000 | 2750 | 0 | 8 | 2001 | 3 | 7326 | N | N | 37825 35TH WY S |
| 016 | 335340 | 4276 | 7/2/02 | \$285,000 | 2750 | 0 | 8 | 1979 | 4 | 40600 | N | N | 37905 53RD AV S |
| 016 | 541210 | 0700 | 4/1/02 | \$262,000 | 2880 | 0 | 8 | 2001 | 3 | 61220 | N | N | 38062 36TH PL S |

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|---------------------|
| 016 | 541210 | 0330 | 8/21/03 | \$305,000 | 2910 | 0 | 8 | 2001 | 3 | 7365 | N | N | 3414 S 379TH CT |
| 016 | 541210 | 0410 | 8/15/03 | \$312,000 | 2990 | 0 | 8 | 2001 | 3 | 8248 | N | N | 37813 35TH WY S |
| 016 | 541210 | 0840 | 2/1/02 | \$282,950 | 3070 | 0 | 8 | 2001 | 3 | 6473 | N | N | 38032 37TH PL S |
| 016 | 541210 | 0860 | 4/2/02 | \$282,950 | 3070 | 0 | 8 | 2001 | 3 | 6471 | N | N | 38016 37TH PL S |
| 016 | 541210 | 0650 | 7/2/02 | \$287,950 | 3140 | 0 | 8 | 2001 | 3 | 6000 | N | N | 38029 36TH PL S |
| 016 | 342104 | 9051 | 10/1/03 | \$370,000 | 3160 | 0 | 8 | 1999 | 3 | 41817 | N | N | 38134 MILITARY RD S |
| 016 | 541210 | 0790 | 1/2/03 | \$315,800 | 3300 | 0 | 8 | 2001 | 3 | 6761 | N | N | 38015 37TH PL S |
| 016 | 375060 | 2750 | 2/18/03 | \$405,000 | 1540 | 1510 | 9 | 1974 | 3 | 23750 | Y | Y | 37242 42ND AV S |
| 016 | 375160 | 3543 | 8/22/03 | \$349,500 | 1560 | 1280 | 9 | 1978 | 3 | 43560 | Y | N | 35820 57TH AV S |
| 016 | 375160 | 1393 | 11/13/02 | \$319,950 | 2810 | 0 | 9 | 1994 | 3 | 14403 | N | N | 34920 56TH AV S |
| 017 | 335640 | 2180 | 10/1/02 | \$139,000 | 690 | 0 | 4 | 1913 | 4 | 16000 | N | N | 312 8TH AV N |
| 017 | 335640 | 7360 | 7/14/03 | \$125,000 | 820 | 0 | 4 | 1940 | 2 | 9660 | N | N | 205 2ND AV N |
| 017 | 885600 | 0750 | 3/23/03 | \$121,225 | 920 | 0 | 5 | 1908 | 3 | 16000 | N | N | 111 3RD AV S |
| 017 | 335640 | 5050 | 6/14/02 | \$138,950 | 930 | 0 | 5 | 1918 | 4 | 8000 | N | N | 337 MAIN ST |
| 017 | 885600 | 1090 | 2/11/02 | \$146,000 | 940 | 0 | 5 | 1909 | 4 | 10890 | N | N | 40 3RD AV S |
| 017 | 335640 | 7291 | 11/21/03 | \$154,900 | 1200 | 0 | 5 | 1912 | 4 | 12000 | N | N | 204 2ND AV N |
| 017 | 335640 | 4175 | 5/8/02 | \$130,000 | 1200 | 0 | 5 | 1910 | 4 | 8000 | N | N | 229 5TH AV N |
| 017 | 335640 | 3345 | 10/11/02 | \$185,000 | 1500 | 0 | 5 | 1953 | 4 | 8000 | N | N | 317 6TH AV N |
| 017 | 335640 | 2210 | 12/2/03 | \$162,000 | 900 | 0 | 6 | 1930 | 4 | 12000 | N | N | 732 CELERY AV |
| 017 | 335640 | 3171 | 8/15/02 | \$165,000 | 1040 | 310 | 6 | 1991 | 3 | 10007 | N | N | 307 BROADWAY |
| 017 | 335640 | 6895 | 8/22/03 | \$154,950 | 1060 | 0 | 6 | 1979 | 3 | 7950 | N | N | 123 MAIN ST |
| 017 | 335640 | 6610 | 4/26/02 | \$139,950 | 1060 | 0 | 6 | 1980 | 3 | 10900 | N | N | 319 2ND AV N |
| 017 | 335640 | 3309 | 8/27/02 | \$177,000 | 1080 | 330 | 6 | 1992 | 3 | 9997 | N | N | 312 BROADWAY |
| 017 | 954300 | 0915 | 4/15/02 | \$142,000 | 1190 | 0 | 6 | 1979 | 3 | 8001 | N | N | 424 4TH AV S |
| 017 | 335640 | 5285 | 7/24/03 | \$173,000 | 1310 | 0 | 6 | 1992 | 3 | 10000 | N | N | 324 4TH AV N |
| 017 | 335640 | 3180 | 5/27/03 | \$158,000 | 1320 | 0 | 6 | 1979 | 3 | 8000 | N | N | 618 CELERY AV |
| 017 | 335640 | 6625 | 8/24/03 | \$166,600 | 1430 | 0 | 6 | 1982 | 3 | 8200 | N | N | 305 2ND AV N |
| 017 | 335640 | 4592 | 3/27/03 | \$173,000 | 1470 | 0 | 6 | 1998 | 3 | 7988 | N | N | 205 4TH AV N |
| 017 | 335640 | 4650 | 12/19/02 | \$173,000 | 1540 | 0 | 6 | 1995 | 3 | 7991 | N | N | 124 5TH AV N |
| 017 | 335640 | 7460 | 6/12/03 | \$197,000 | 1570 | 0 | 6 | 1950 | 4 | 26000 | N | N | 118 3RD AV N |
| 017 | 335640 | 3311 | 7/18/03 | \$189,900 | 1620 | 0 | 6 | 1992 | 3 | 7998 | N | N | 614 CELERY AV |

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|--------------------|
| 017 | 335640 | 3850 | 9/24/02 | \$161,950 | 1810 | 0 | 6 | 1908 | 4 | 10208 | N | N | 125 5TH AV N |
| 017 | 954300 | 0426 | 3/24/03 | \$195,000 | 1820 | 0 | 6 | 1977 | 3 | 9600 | N | N | 218 MILWAUKEE BL S |
| 017 | 335640 | 4390 | 6/27/03 | \$199,000 | 2100 | 0 | 6 | 1992 | 3 | 14400 | N | N | 302 5TH AV N |
| 017 | 885600 | 4584 | 2/20/02 | \$149,900 | 1010 | 0 | 7 | 1979 | 3 | 7840 | N | N | 319 MILWAUKEE BL S |
| 017 | 885600 | 4530 | 12/13/02 | \$164,500 | 1060 | 0 | 7 | 1978 | 3 | 9600 | N | N | 340 TACOMA BL |
| 017 | 885600 | 4530 | 2/22/02 | \$153,000 | 1060 | 0 | 7 | 1978 | 3 | 9600 | N | N | 340 TACOMA BL |
| 017 | 335640 | 3840 | 9/5/02 | \$168,500 | 1130 | 0 | 7 | 1993 | 3 | 7115 | N | N | 123 5TH AV N |
| 017 | 335640 | 5340 | 3/27/03 | \$134,000 | 1130 | 0 | 7 | 1981 | 3 | 8000 | N | N | 332 MAIN ST |
| 017 | 954300 | 0590 | 6/18/03 | \$162,000 | 1140 | 0 | 7 | 1960 | 3 | 13812 | N | N | 425 3RD AV S |
| 017 | 335640 | 3014 | 7/17/02 | \$164,350 | 1190 | 0 | 7 | 1990 | 3 | 8187 | N | N | 652 MAIN ST |
| 017 | 335640 | 3016 | 2/18/03 | \$160,800 | 1210 | 0 | 7 | 1990 | 3 | 8166 | N | N | 648 MAIN ST |
| 017 | 335640 | 3425 | 7/29/03 | \$205,000 | 1290 | 0 | 7 | 1996 | 3 | 11969 | N | N | 210 BROADWAY |
| 017 | 885600 | 4560 | 7/2/03 | \$184,950 | 1370 | 0 | 7 | 1999 | 3 | 8000 | N | N | 316 3RD PL S |
| 017 | 335640 | 5015 | 11/14/02 | \$180,000 | 1380 | 0 | 7 | 1999 | 3 | 8989 | N | N | 41 3RD AV N |
| 017 | 335640 | 3424 | 7/1/03 | \$208,500 | 1440 | 620 | 7 | 1995 | 3 | 11968 | N | N | 212 BROADWAY |
| 017 | 335640 | 2305 | 12/5/03 | \$193,500 | 1460 | 0 | 7 | 1955 | 3 | 10000 | N | N | 725 CELERY AV |
| 017 | 335640 | 3884 | 12/27/02 | \$195,000 | 1460 | 0 | 7 | 2001 | 3 | 9608 | N | N | 559 ALGONA BL N |
| 017 | 335640 | 0891 | 10/29/03 | \$197,000 | 1540 | 0 | 7 | 2001 | 3 | 7039 | N | N | 1028 ALGONA BL N |
| 017 | 335640 | 2405 | 11/13/02 | \$195,500 | 1540 | 0 | 7 | 2002 | 3 | 11486 | N | N | 206 8TH AV N |
| 017 | 885600 | 4836 | 9/5/03 | \$181,370 | 1560 | 0 | 7 | 2003 | 3 | 7993 | N | N | 235 TACOMA BL |
| 017 | 335640 | 7425 | 5/14/02 | \$165,000 | 1610 | 0 | 7 | 1967 | 4 | 15130 | N | N | 208 ALGONA BL N |
| 017 | 335640 | 3391 | 7/3/02 | \$182,000 | 1660 | 0 | 7 | 2001 | 3 | 9695 | N | N | 639 CHICAGO AV |
| 017 | 335640 | 3145 | 5/20/03 | \$184,500 | 1670 | 0 | 7 | 1995 | 3 | 16000 | N | N | 322 7TH AV N |
| 017 | 885600 | 4525 | 7/15/03 | \$162,450 | 1720 | 0 | 7 | 1979 | 3 | 8000 | N | N | 324 TACOMA BL |
| 017 | 885600 | 4826 | 11/5/02 | \$179,000 | 1720 | 0 | 7 | 2002 | 3 | 8015 | N | N | 227 TACOMA BL |
| 017 | 954300 | 0945 | 7/29/02 | \$167,000 | 1830 | 0 | 7 | 1997 | 3 | 4744 | N | N | 443 WASHINGTON BL |
| 017 | 335640 | 2709 | 3/26/03 | \$164,995 | 1930 | 0 | 7 | 1956 | 4 | 16000 | N | N | 649 MAIN ST |
| 017 | 335640 | 2400 | 11/26/02 | \$200,000 | 2060 | 0 | 7 | 2002 | 3 | 11486 | N | N | 204 8TH AV N |
| 017 | 335640 | 2550 | 5/28/02 | \$174,900 | 2260 | 0 | 7 | 1967 | 4 | 11900 | N | N | 100 8TH AV N |
| 018 | 322104 | 9003 | 12/15/03 | \$228,000 | 1910 | 0 | 6 | 1916 | 4 | 92347 | N | N | 1312 S 372ND ST |
| 018 | 327532 | 0030 | 2/10/03 | \$158,000 | 960 | 0 | 7 | 1983 | 3 | 9601 | N | N | 86 HYLEBOS AV |

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|-----------------|
| 018 | 387654 | 0960 | 6/13/02 | \$169,000 | 960 | 0 | 7 | 1984 | 3 | 8714 | N | N | 37804 26TH DR S |
| 018 | 111630 | 0240 | 4/11/03 | \$200,000 | 1020 | 480 | 7 | 1994 | 3 | 9605 | N | N | 76 20TH AVCT |
| 018 | 715340 | 0180 | 12/26/03 | \$224,849 | 1080 | 700 | 7 | 1980 | 3 | 13462 | N | N | 2204 THEA CT |
| 018 | 387654 | 0010 | 11/19/03 | \$201,900 | 1110 | 270 | 7 | 1984 | 3 | 8282 | N | N | 37905 26TH DR S |
| 018 | 387654 | 0980 | 4/22/03 | \$199,950 | 1120 | 560 | 7 | 1987 | 3 | 8689 | N | N | 37808 26TH DR S |
| 018 | 327530 | 0270 | 10/1/03 | \$178,950 | 1140 | 0 | 7 | 1983 | 3 | 10400 | N | N | 1705 DOUGLAS CT |
| 018 | 111630 | 0280 | 12/18/02 | \$193,950 | 1140 | 740 | 7 | 1995 | 3 | 10196 | N | N | 73 20TH AVCT |
| 018 | 327532 | 0100 | 9/29/03 | \$179,000 | 1160 | 0 | 7 | 1982 | 3 | 10009 | N | N | 97 HYLEBOS AV |
| 018 | 327530 | 0170 | 9/2/03 | \$173,000 | 1170 | 0 | 7 | 1981 | 3 | 8900 | N | N | 1708 CYPRESS CT |
| 018 | 387654 | 0340 | 5/9/03 | \$193,000 | 1250 | 380 | 7 | 1983 | 3 | 7430 | N | N | 2626 S 376TH PL |
| 018 | 387654 | 0410 | 5/16/02 | \$189,900 | 1250 | 440 | 7 | 1985 | 3 | 7292 | N | N | 2613 S 376TH PL |
| 018 | 387654 | 0950 | 12/20/03 | \$227,000 | 1260 | 380 | 7 | 1984 | 3 | 10864 | N | N | 37802 26TH DR S |
| 018 | 331701 | 0050 | 6/22/03 | \$195,500 | 1260 | 0 | 7 | 1994 | 3 | 9755 | N | N | 38005 24TH CT S |
| 018 | 327532 | 0060 | 7/22/02 | \$165,000 | 1260 | 0 | 7 | 1982 | 3 | 10393 | Y | N | 96 HYLEBOS AV |
| 018 | 331701 | 0120 | 6/16/03 | \$215,000 | 1290 | 0 | 7 | 1994 | 3 | 13245 | N | N | 38014 24TH CT S |
| 018 | 387654 | 0750 | 2/8/02 | \$160,000 | 1370 | 0 | 7 | 1984 | 3 | 7245 | N | N | 37813 27TH PL S |
| 018 | 331701 | 0140 | 12/18/03 | \$211,950 | 1400 | 0 | 7 | 1994 | 3 | 11601 | N | N | 38006 24TH CT S |
| 018 | 327533 | 0140 | 10/3/03 | \$182,000 | 1410 | 0 | 7 | 1985 | 3 | 14090 | N | N | 46 HYLEBOS AV |
| 018 | 800020 | 0250 | 6/9/03 | \$203,750 | 1420 | 0 | 7 | 2001 | 3 | 11567 | N | N | 84 26TH AV |
| 018 | 715340 | 0220 | 6/4/03 | \$237,000 | 1430 | 630 | 7 | 1980 | 3 | 14079 | N | N | 2212 THEA CT |
| 018 | 800020 | 0030 | 5/9/03 | \$200,350 | 1440 | 0 | 7 | 1997 | 3 | 10806 | N | N | 94 27TH AVCT |
| 018 | 800020 | 0160 | 2/26/03 | \$215,000 | 1450 | 0 | 7 | 1996 | 3 | 9688 | N | N | 91 26TH AV |
| 018 | 111630 | 0150 | 7/3/02 | \$189,000 | 1450 | 0 | 7 | 1992 | 3 | 9696 | N | N | 1698 UTAH CT |
| 018 | 387654 | 0390 | 11/18/03 | \$234,000 | 1460 | 460 | 7 | 1987 | 3 | 7843 | N | N | 2625 S 376TH PL |
| 018 | 387654 | 0600 | 1/16/03 | \$198,000 | 1470 | 460 | 7 | 1984 | 3 | 8192 | N | N | 37804 27TH PL S |
| 018 | 721268 | 0140 | 5/29/03 | \$214,950 | 1490 | 0 | 7 | 1993 | 3 | 7522 | N | N | 37935 23RD PL S |
| 018 | 721268 | 0150 | 1/20/03 | \$204,500 | 1490 | 0 | 7 | 1993 | 3 | 7816 | N | N | 37943 23RD PL S |
| 018 | 721268 | 0120 | 6/20/02 | \$195,000 | 1490 | 0 | 7 | 1993 | 3 | 6971 | N | N | 37925 23RD PL S |
| 018 | 721268 | 0670 | 4/24/03 | \$209,950 | 1500 | 0 | 7 | 1996 | 3 | 6362 | N | N | 2011 S 380TH PL |
| 018 | 111630 | 0260 | 8/29/02 | \$195,000 | 1550 | 0 | 7 | 1993 | 3 | 9601 | N | N | 77 20TH AVCT |
| 018 | 387654 | 0060 | 9/6/02 | \$204,000 | 1550 | 480 | 7 | 1983 | 3 | 9630 | N | N | 37803 26TH DR S |

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|-----------------|
| 018 | 715340 | 0240 | 5/20/03 | \$224,000 | 1560 | 200 | 7 | 1980 | 3 | 13258 | N | N | 2209 THEA CT |
| 018 | 387654 | 0080 | 6/17/02 | \$174,000 | 1560 | 480 | 7 | 1984 | 3 | 8746 | N | N | 37725 26TH DR S |
| 018 | 111630 | 0130 | 1/23/02 | \$184,980 | 1580 | 0 | 7 | 1992 | 3 | 10450 | N | N | 1694 UTAH CT |
| 018 | 800020 | 0230 | 4/28/03 | \$207,500 | 1610 | 0 | 7 | 1999 | 3 | 13721 | N | N | 80 26TH AV |
| 018 | 800020 | 0100 | 9/11/03 | \$215,000 | 1630 | 0 | 7 | 2001 | 3 | 10026 | N | N | 88 26TH AV |
| 018 | 111630 | 0010 | 10/22/02 | \$203,500 | 1710 | 0 | 7 | 1992 | 3 | 10035 | N | N | 39 HYLEBOS AV |
| 018 | 111630 | 0020 | 11/12/02 | \$209,000 | 1790 | 0 | 7 | 1994 | 3 | 10117 | N | N | 37 HYLEBOS AV |
| 018 | 721268 | 0230 | 6/13/02 | \$233,000 | 1830 | 0 | 7 | 1993 | 3 | 6600 | N | N | 2202 S 380TH ST |
| 018 | 721268 | 0170 | 2/19/03 | \$223,000 | 1840 | 0 | 7 | 1994 | 3 | 6418 | N | N | 2310 S 380TH ST |
| 018 | 331701 | 0100 | 3/14/02 | \$224,950 | 1880 | 0 | 7 | 1994 | 3 | 9506 | N | N | 38022 24TH CT S |
| 018 | 721268 | 0110 | 10/22/02 | \$227,000 | 1890 | 0 | 7 | 1993 | 3 | 6402 | N | N | 37922 23RD PL S |
| 018 | 322104 | 9114 | 2/10/03 | \$225,000 | 1910 | 0 | 7 | 1971 | 3 | 87120 | N | N | 1331 S 372ND ST |
| 018 | 721268 | 0070 | 4/24/02 | \$234,950 | 1930 | 0 | 7 | 1993 | 3 | 7347 | N | N | 37942 23RD PL S |
| 018 | 721268 | 0160 | 11/11/03 | \$226,000 | 1930 | 0 | 7 | 1993 | 3 | 7490 | N | N | 37951 23RD PL S |
| 018 | 721268 | 0040 | 6/27/03 | \$220,000 | 1930 | 0 | 7 | 1993 | 3 | 7558 | N | N | 37960 23RD PL S |
| 018 | 327530 | 0110 | 4/8/03 | \$210,000 | 2270 | 0 | 7 | 1980 | 3 | 9850 | N | N | 1703 BALSA CT |
| 018 | 332104 | 9068 | 2/3/03 | \$254,000 | 2400 | 0 | 7 | 1975 | 4 | 12664 | N | N | 2310 ALDER ST |
| 018 | 721265 | 0610 | 3/22/02 | \$235,950 | 1320 | 900 | 8 | 1993 | 3 | 7612 | N | N | 1925 S 374TH PL |
| 018 | 721268 | 1040 | 3/6/03 | \$237,500 | 1340 | 940 | 8 | 1994 | 3 | 6961 | N | N | 38003 23RD CT S |
| 018 | 721265 | 0900 | 5/1/02 | \$226,000 | 1350 | 630 | 8 | 1995 | 3 | 8543 | N | N | 37682 18TH PL S |
| 018 | 721268 | 0520 | 3/13/02 | \$224,950 | 1460 | 700 | 8 | 1994 | 3 | 6987 | N | N | 1900 S 379TH ST |
| 018 | 721265 | 1780 | 1/14/03 | \$199,000 | 1510 | 0 | 8 | 1992 | 3 | 7818 | N | N | 37002 20TH AV S |
| 018 | 721265 | 1220 | 6/10/02 | \$189,000 | 1570 | 0 | 8 | 1993 | 3 | 8268 | N | N | 37509 21ST AV S |
| 018 | 721266 | 0830 | 11/8/02 | \$242,950 | 1630 | 650 | 8 | 1992 | 3 | 8563 | N | N | 1724 S 373RD PL |
| 018 | 721266 | 0050 | 7/1/02 | \$212,500 | 1640 | 0 | 8 | 1993 | 3 | 7144 | N | N | 37428 18TH AV S |
| 018 | 721268 | 0340 | 4/15/03 | \$224,000 | 1700 | 0 | 8 | 1995 | 3 | 6310 | N | N | 37828 21ST CT S |
| 018 | 721268 | 0400 | 10/24/03 | \$289,900 | 1710 | 950 | 8 | 1996 | 3 | 7242 | N | N | 37811 21ST CT S |
| 018 | 721266 | 0110 | 3/25/03 | \$233,000 | 1720 | 0 | 8 | 1991 | 3 | 11631 | N | N | 37462 18TH AV S |
| 018 | 721266 | 0040 | 8/5/03 | \$225,500 | 1730 | 0 | 8 | 1993 | 3 | 6707 | N | N | 37422 18TH AV S |
| 018 | 721265 | 1800 | 9/17/03 | \$263,500 | 1750 | 0 | 8 | 1994 | 3 | 20522 | N | N | 2021 S 370TH ST |
| 018 | 721265 | 2110 | 7/29/02 | \$224,000 | 1770 | 0 | 8 | 1992 | 3 | 6949 | N | N | 2020 S 374TH CT |

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|-----------------|
| 018 | 721266 | 0820 | 7/19/02 | \$231,950 | 1780 | 0 | 8 | 1992 | 3 | 6630 | N | N | 1718 S 373RD PL |
| 018 | 721268 | 0810 | 7/17/02 | \$220,000 | 1780 | 0 | 8 | 1994 | 3 | 6000 | N | N | 1909 S 379TH ST |
| 018 | 721266 | 0950 | 6/17/03 | \$223,400 | 1790 | 0 | 8 | 1994 | 3 | 7297 | N | N | 37327 18TH AV S |
| 018 | 721266 | 0400 | 11/17/03 | \$245,000 | 1800 | 0 | 8 | 1993 | 3 | 8525 | N | N | 37211 17TH AV S |
| 018 | 721266 | 0840 | 7/25/03 | \$237,000 | 1800 | 0 | 8 | 1991 | 3 | 6598 | N | N | 1726 S 373RD PL |
| 018 | 721265 | 2130 | 8/15/02 | \$225,000 | 1820 | 0 | 8 | 1992 | 3 | 7367 | N | N | 37230 20TH AV S |
| 018 | 721266 | 0650 | 2/25/03 | \$229,000 | 1840 | 0 | 8 | 1994 | 3 | 6743 | N | N | 1702 S 371ST CT |
| 018 | 721265 | 1910 | 7/16/02 | \$229,000 | 1860 | 0 | 8 | 1991 | 3 | 7102 | N | N | 37227 22ND AV S |
| 018 | 721265 | 1160 | 8/27/03 | \$230,750 | 1870 | 0 | 8 | 1992 | 3 | 8175 | N | N | 1939 S 375TH ST |
| 018 | 721265 | 1840 | 7/7/03 | \$240,000 | 1930 | 0 | 8 | 1992 | 3 | 8226 | N | N | 2004 S 370TH ST |
| 018 | 721265 | 1340 | 5/23/03 | \$242,000 | 1940 | 0 | 8 | 1992 | 3 | 11477 | N | N | 37522 21ST AV S |
| 018 | 721265 | 1520 | 10/15/03 | \$254,000 | 1950 | 0 | 8 | 1991 | 3 | 8166 | N | N | 37114 22ND AV S |
| 018 | 721265 | 1920 | 6/16/03 | \$259,000 | 1970 | 0 | 8 | 1991 | 3 | 8455 | N | N | 37235 22ND AV S |
| 018 | 721268 | 0600 | 6/19/03 | \$258,500 | 1970 | 0 | 8 | 1994 | 3 | 6000 | N | N | 1833 S 380TH PL |
| 018 | 721265 | 0360 | 7/21/03 | \$247,000 | 1970 | 0 | 8 | 1993 | 3 | 7335 | N | N | 37403 20TH AV S |
| 018 | 721265 | 0360 | 4/12/02 | \$219,000 | 1970 | 0 | 8 | 1993 | 3 | 7335 | N | N | 37403 20TH AV S |
| 018 | 721266 | 0180 | 1/28/03 | \$227,000 | 2000 | 0 | 8 | 1991 | 3 | 5979 | N | N | 37429 18TH AV S |
| 018 | 721268 | 0930 | 6/18/03 | \$240,000 | 2010 | 0 | 8 | 1994 | 3 | 6657 | N | N | 2029 S 380TH ST |
| 018 | 721266 | 0350 | 3/17/03 | \$239,950 | 2070 | 0 | 8 | 1992 | 3 | 6000 | N | N | 37301 17TH AV S |
| 018 | 721265 | 0530 | 9/16/03 | \$279,000 | 2070 | 0 | 8 | 1993 | 3 | 8917 | N | N | 1930 S 374TH PL |
| 018 | 721268 | 0500 | 2/3/03 | \$242,000 | 2070 | 0 | 8 | 1994 | 3 | 7250 | N | N | 1910 S 379TH ST |
| 018 | 721266 | 0860 | 2/1/02 | \$231,000 | 2070 | 0 | 8 | 1991 | 3 | 6851 | N | N | 1723 S 373RD PL |
| 018 | 721265 | 0480 | 7/16/02 | \$229,950 | 2070 | 0 | 8 | 1992 | 3 | 13087 | N | N | 37308 19TH PL S |
| 018 | 721268 | 0750 | 7/28/03 | \$244,950 | 2080 | 0 | 8 | 1994 | 3 | 6056 | N | N | 37933 20TH PL S |
| 018 | 721265 | 0910 | 3/10/03 | \$244,000 | 2090 | 0 | 8 | 1995 | 3 | 9906 | N | N | 37676 18TH PL S |
| 018 | 721268 | 0710 | 6/16/03 | \$242,500 | 2120 | 0 | 8 | 1994 | 3 | 7035 | N | N | 37928 20TH PL S |
| 018 | 721265 | 1270 | 6/21/02 | \$277,500 | 2130 | 0 | 8 | 1992 | 3 | 12445 | N | N | 37557 21ST AV S |
| 018 | 721265 | 0560 | 6/26/02 | \$228,000 | 2130 | 0 | 8 | 1992 | 3 | 7990 | N | N | 1916 S 374TH PL |
| 018 | 721268 | 0570 | 6/5/03 | \$275,000 | 2160 | 0 | 8 | 1994 | 3 | 6731 | N | N | 1817 S 380TH PL |
| 018 | 332104 | 9082 | 8/1/02 | \$249,900 | 2170 | 0 | 8 | 1999 | 3 | 9663 | N | N | 2290 ALDER ST |
| 018 | 802960 | 0340 | 9/15/03 | \$342,030 | 2210 | 0 | 8 | 2003 | 3 | 6416 | N | N | 2611 S 374TH PL |

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|--------------------|
| 018 | 721265 | 1790 | 5/17/02 | \$260,000 | 2210 | 0 | 8 | 1992 | 3 | 16038 | N | N | 2017 S 370TH ST |
| 018 | 721265 | 2040 | 1/21/03 | \$245,000 | 2240 | 0 | 8 | 1992 | 3 | 7566 | N | N | 2006 S 375TH ST |
| 018 | 721265 | 1020 | 11/7/02 | \$247,000 | 2260 | 0 | 8 | 1992 | 3 | 7311 | N | N | 37612 18TH PL S |
| 018 | 721265 | 0820 | 12/4/02 | \$233,000 | 2270 | 0 | 8 | 1992 | 3 | 7178 | N | N | 37635 18TH PL S |
| 018 | 721265 | 2010 | 5/9/02 | \$264,000 | 2450 | 0 | 8 | 1993 | 3 | 7625 | N | N | 2108 S 375TH ST |
| 018 | 721265 | 0950 | 7/25/02 | \$270,000 | 2530 | 0 | 8 | 1993 | 3 | 8169 | N | N | 37654 18TH PL S |
| 018 | 721265 | 0720 | 8/28/02 | \$269,950 | 2530 | 0 | 8 | 1993 | 3 | 7551 | N | N | 37628 17TH PL S |
| 018 | 721266 | 0150 | 10/14/02 | \$278,500 | 2640 | 0 | 8 | 1993 | 3 | 6249 | N | N | 37459 18TH AV S |
| 018 | 721265 | 0110 | 5/21/02 | \$288,000 | 2760 | 0 | 8 | 1992 | 3 | 13886 | N | N | 1939 S 370TH CT |
| 018 | 721268 | 0390 | 8/15/02 | \$285,000 | 2790 | 0 | 8 | 1995 | 3 | 7022 | N | N | 37806 21ST CT S |
| 018 | 721265 | 0640 | 11/19/02 | \$275,000 | 2900 | 1020 | 8 | 1992 | 3 | 8009 | N | N | 37423 19TH PL S |
| 018 | 721265 | 1130 | 11/24/03 | \$324,900 | 2310 | 0 | 9 | 1992 | 3 | 9669 | N | N | 1923 S 375TH ST |
| 018 | 721266 | 0590 | 4/11/02 | \$269,500 | 2390 | 0 | 9 | 1993 | 3 | 8142 | N | N | 36907 17TH AV S |
| 018 | 721265 | 1450 | 4/12/02 | \$289,000 | 2620 | 0 | 9 | 1992 | 3 | 9216 | N | N | 37234 22ND AV S |
| 018 | 721265 | 0660 | 10/9/03 | \$349,950 | 2980 | 0 | 9 | 1992 | 3 | 7177 | N | N | 1920 S 375TH ST |
| 018 | 721265 | 1120 | 9/12/03 | \$359,000 | 2620 | 0 | 10 | 1993 | 3 | 10308 | N | N | 1921 S 375TH ST |
| 019 | 335340 | 0756 | 3/27/03 | \$134,000 | 600 | 0 | 5 | 1946 | 3 | 5000 | N | N | 145 2ND AV SW |
| 019 | 335340 | 2370 | 4/2/03 | \$85,750 | 770 | 0 | 5 | 1944 | 4 | 6790 | N | N | 306 TACOMA BL S |
| 019 | 335590 | 0380 | 10/22/02 | \$129,900 | 1120 | 0 | 5 | 1944 | 4 | 5600 | N | N | 108 WAYNE AV |
| 019 | 930300 | 0010 | 8/27/02 | \$153,500 | 1200 | 0 | 5 | 1949 | 3 | 11250 | N | N | 102 HAWTHORNE AV S |
| 019 | 335590 | 0580 | 8/7/02 | \$150,000 | 1300 | 0 | 5 | 1945 | 4 | 8260 | N | N | 108 2ND AV SE |
| 019 | 335590 | 1020 | 12/5/02 | \$129,400 | 1370 | 0 | 5 | 1918 | 4 | 11200 | N | N | 105 HOMER AV |
| 019 | 335590 | 0566 | 4/23/03 | \$140,500 | 780 | 0 | 6 | 1947 | 4 | 14000 | N | N | 110 2ND AV SE |
| 019 | 335340 | 1467 | 12/12/03 | \$146,950 | 800 | 0 | 6 | 1941 | 4 | 8000 | N | N | 212 4TH AV SW |
| 019 | 359960 | 0151 | 11/13/02 | \$130,000 | 840 | 0 | 6 | 1958 | 3 | 11157 | N | N | 322 BUTTE AV |
| 019 | 335540 | 0035 | 11/14/03 | \$166,000 | 860 | 0 | 6 | 1966 | 4 | 9375 | N | N | 404 3RD AV SE |
| 019 | 335440 | 0061 | 7/23/03 | \$220,000 | 860 | 0 | 6 | 1937 | 4 | 69696 | N | N | 739 1ST AV E |
| 019 | 335590 | 0500 | 9/7/02 | \$135,000 | 900 | 0 | 6 | 1950 | 3 | 9660 | N | N | 136 2ND AV SE |
| 019 | 335590 | 0155 | 8/13/03 | \$165,982 | 960 | 0 | 6 | 1978 | 3 | 11680 | N | N | 202 BUTTE AV |
| 019 | 335590 | 0170 | 4/25/02 | \$158,000 | 960 | 0 | 6 | 1978 | 3 | 11520 | N | N | 210 BUTTE AV |
| 019 | 335440 | 0430 | 11/3/03 | \$156,500 | 980 | 0 | 6 | 1963 | 4 | 16146 | N | N | 201 PACIFIC AV S |

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|--------------------|
| 019 | 335340 | 0370 | 7/24/03 | \$163,600 | 990 | 0 | 6 | 1952 | 3 | 7900 | N | N | 324 MILWAUKEE BL S |
| 019 | 885600 | 3080 | 9/24/03 | \$148,000 | 1010 | 0 | 6 | 1976 | 3 | 16000 | N | N | 207 TACOMA BL N |
| 019 | 023300 | 0030 | 5/14/03 | \$178,000 | 1010 | 530 | 6 | 1993 | 3 | 9854 | N | N | 124 VALLEY VIEW DR |
| 019 | 885600 | 3315 | 5/14/03 | \$150,550 | 1040 | 0 | 6 | 1923 | 5 | 10500 | N | N | 101 MILWAUKEE AV N |
| 019 | 809390 | 0520 | 6/12/03 | \$159,500 | 1060 | 0 | 6 | 1980 | 3 | 8400 | N | N | 116 ALDER LN |
| 019 | 335340 | 0237 | 4/24/02 | \$141,500 | 1060 | 0 | 6 | 1993 | 3 | 5400 | N | N | 409 CHICAGO AV |
| 019 | 335590 | 0725 | 11/17/03 | \$151,500 | 1080 | 0 | 6 | 1942 | 4 | 11200 | N | N | 128 HOMER AV |
| 019 | 660023 | 0040 | 8/15/03 | \$185,000 | 1100 | 240 | 6 | 1993 | 3 | 8431 | N | N | 233 VALLEY VIEW DR |
| 019 | 260890 | 0003 | 2/25/03 | \$162,000 | 1120 | 0 | 6 | 1966 | 4 | 10686 | N | N | 528 1ST AV E |
| 019 | 885600 | 3810 | 3/27/03 | \$172,000 | 1180 | 0 | 6 | 1946 | 4 | 12000 | N | N | 312 TACOMA BL N |
| 019 | 570660 | 0210 | 8/26/02 | \$156,500 | 1210 | 0 | 6 | 1983 | 3 | 8245 | N | N | 117 CHICAGO BL |
| 019 | 335340 | 0070 | 8/2/02 | \$150,000 | 1300 | 0 | 6 | 1960 | 3 | 26000 | N | N | 122 5TH AV SW |
| 019 | 335440 | 0424 | 8/14/03 | \$181,000 | 1330 | 0 | 6 | 1965 | 5 | 16110 | N | N | 205 PACIFIC AV S |
| 019 | 335340 | 0435 | 7/24/03 | \$186,500 | 1450 | 0 | 6 | 2003 | 3 | 11204 | N | N | 123 3RD AV SW |
| 019 | 335340 | 0431 | 7/8/03 | \$186,000 | 1450 | 0 | 6 | 2003 | 3 | 9517 | N | N | 121 3RD AV SW |
| 019 | 335340 | 0432 | 8/11/03 | \$186,000 | 1450 | 0 | 6 | 2003 | 3 | 9518 | N | N | 121 3RD AV SW |
| 019 | 335340 | 0430 | 5/22/03 | \$184,500 | 1450 | 0 | 6 | 2003 | 3 | 8890 | N | N | 123 3RD AV SW |
| 019 | 335340 | 1765 | 12/26/02 | \$169,000 | 1460 | 0 | 6 | 1975 | 3 | 11797 | N | N | 217 4TH AV SW |
| 019 | 809390 | 0100 | 7/31/02 | \$163,000 | 1460 | 0 | 6 | 1980 | 4 | 9520 | N | N | 207 ALDER LN |
| 019 | 809390 | 0240 | 6/21/02 | \$165,000 | 1460 | 0 | 6 | 1980 | 4 | 9450 | N | N | 741 3RD AV NE |
| 019 | 335340 | 0555 | 3/10/03 | \$158,000 | 1480 | 0 | 6 | 1946 | 4 | 18000 | N | N | 132 3RD AV SW |
| 019 | 335340 | 1416 | 2/26/02 | \$177,700 | 1620 | 0 | 6 | 1967 | 4 | 20997 | N | N | 230 4TH AV SW |
| 019 | 335540 | 0381 | 9/4/03 | \$200,000 | 1700 | 0 | 6 | 1954 | 4 | 66646 | N | N | 555 VALENTINE AV |
| 019 | 885600 | 3535 | 9/24/03 | \$163,000 | 2020 | 0 | 6 | 1975 | 4 | 16000 | N | N | 206 TACOMA BL N |
| 019 | 255751 | 0170 | 6/30/03 | \$187,950 | 820 | 760 | 7 | 1979 | 3 | 8064 | N | N | 305 PACIFIC AV S |
| 019 | 255751 | 0150 | 12/17/02 | \$180,900 | 910 | 0 | 7 | 1981 | 3 | 8160 | N | N | 317 PACIFIC AV S |
| 019 | 335340 | 1675 | 1/10/02 | \$162,000 | 920 | 440 | 7 | 1994 | 3 | 12093 | N | N | 419 YAKIMA BL |
| 019 | 335340 | 1645 | 3/24/03 | \$190,000 | 940 | 440 | 7 | 1999 | 3 | 27782 | N | N | 252 5TH AV SW |
| 019 | 236680 | 0020 | 9/24/03 | \$149,950 | 960 | 0 | 7 | 1954 | 4 | 10125 | N | N | 108 EASTGATE AV |
| 019 | 255751 | 0070 | 10/12/02 | \$153,561 | 960 | 0 | 7 | 1981 | 3 | 8484 | N | N | 318 PACIFIC AV S |
| 019 | 335340 | 1045 | 4/21/03 | \$149,950 | 1040 | 0 | 7 | 1980 | 3 | 9000 | N | N | 121 TACOMA BL |

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|--------------------|
| 019 | 215490 | 0030 | 2/14/03 | \$191,000 | 1060 | 200 | 7 | 1987 | 3 | 8834 | N | N | 305 BUTTE PL |
| 019 | 930300 | 0065 | 12/10/03 | \$179,000 | 1120 | 0 | 7 | 1991 | 3 | 14770 | N | N | 312 1ST AV E |
| 019 | 926541 | 0370 | 10/28/03 | \$200,000 | 1130 | 700 | 7 | 1990 | 3 | 8182 | N | N | 120 6TH AV SW |
| 019 | 926541 | 0370 | 5/23/03 | \$188,000 | 1130 | 700 | 7 | 1990 | 3 | 8182 | N | N | 120 6TH AV SW |
| 019 | 424950 | 0080 | 5/28/03 | \$171,900 | 1140 | 0 | 7 | 1992 | 3 | 8511 | N | N | 339 2ND AV SE |
| 019 | 424950 | 0060 | 9/23/02 | \$159,000 | 1140 | 0 | 7 | 1992 | 3 | 9449 | N | N | 343 2ND AV SE |
| 019 | 215490 | 0130 | 4/29/03 | \$206,000 | 1180 | 310 | 7 | 1988 | 3 | 8586 | N | N | 304 BUTTE PL |
| 019 | 798260 | 0010 | 6/18/03 | \$179,900 | 1200 | 0 | 7 | 1978 | 3 | 11400 | N | N | 111 BUTTE AV |
| 019 | 926540 | 0390 | 6/24/03 | \$194,000 | 1200 | 570 | 7 | 1989 | 3 | 8355 | N | N | 615 GLACIER AV S |
| 019 | 926540 | 0060 | 9/5/03 | \$185,000 | 1230 | 570 | 7 | 1989 | 3 | 8183 | N | N | 134 6TH AV SW |
| 019 | 260890 | 0005 | 11/5/02 | \$157,000 | 1240 | 0 | 7 | 1955 | 4 | 10800 | N | N | 524 1ST AV E |
| 019 | 255751 | 0050 | 6/24/02 | \$163,500 | 1250 | 0 | 7 | 1979 | 3 | 8722 | N | N | 416 PACIFIC PL |
| 019 | 570660 | 0180 | 10/30/03 | \$163,900 | 1250 | 0 | 7 | 1988 | 3 | 8245 | N | N | 123 CHICAGO BL |
| 019 | 630610 | 0170 | 3/12/02 | \$173,500 | 1260 | 0 | 7 | 1994 | 3 | 8005 | N | N | 763 OAKHURST DR |
| 019 | 734031 | 0150 | 5/28/03 | \$189,950 | 1280 | 0 | 7 | 1989 | 3 | 8000 | N | N | 414 WAYNE AV SE |
| 019 | 926540 | 0350 | 6/24/03 | \$183,000 | 1280 | 600 | 7 | 1989 | 3 | 8006 | N | N | 623 GLACIER AV S |
| 019 | 926540 | 0080 | 8/22/03 | \$181,950 | 1310 | 0 | 7 | 1989 | 3 | 8183 | N | N | 138 6TH AV SW |
| 019 | 935950 | 0440 | 11/20/02 | \$180,000 | 1310 | 0 | 7 | 1990 | 3 | 11550 | N | N | 385 WHITE RIVER DR |
| 019 | 215490 | 0200 | 6/19/02 | \$159,900 | 1310 | 0 | 7 | 1988 | 3 | 8051 | N | N | 319 4TH AV SE |
| 019 | 335540 | 0048 | 11/4/03 | \$198,500 | 1340 | 0 | 7 | 1992 | 3 | 9614 | N | N | 440 PACIFIC PL |
| 019 | 335340 | 1095 | 1/24/03 | \$180,000 | 1340 | 0 | 7 | 1978 | 3 | 12000 | N | N | 210 2ND AV SW |
| 019 | 630610 | 0130 | 4/17/03 | \$185,000 | 1350 | 0 | 7 | 1993 | 3 | 8011 | N | N | 749 OAKHURST DR |
| 019 | 666880 | 0110 | 10/14/03 | \$185,000 | 1360 | 0 | 7 | 1989 | 3 | 9108 | N | N | 120 ALDER LN |
| 019 | 734031 | 0110 | 10/18/02 | \$179,000 | 1360 | 0 | 7 | 1989 | 3 | 8002 | N | N | 419 WAYNE AV SE |
| 019 | 215490 | 0110 | 5/30/02 | \$185,750 | 1370 | 0 | 7 | 1987 | 3 | 8377 | N | N | 308 BUTTE PL |
| 019 | 935950 | 0560 | 7/2/02 | \$179,000 | 1370 | 0 | 7 | 1989 | 3 | 9477 | N | N | 384 WHITE RIVER DR |
| 019 | 926541 | 0070 | 6/25/02 | \$185,000 | 1370 | 0 | 7 | 1990 | 3 | 8271 | N | N | 633 CHINOOK AV S |
| 019 | 630610 | 0240 | 7/31/02 | \$180,950 | 1370 | 0 | 7 | 1994 | 3 | 10692 | N | N | 735 3RD AV SE |
| 019 | 926540 | 0150 | 7/28/03 | \$182,000 | 1370 | 0 | 7 | 1989 | 3 | 8169 | N | N | 615 YAKIMA AV S |
| 019 | 359960 | 0276 | 8/26/03 | \$145,745 | 1380 | 0 | 7 | 1982 | 3 | 9000 | N | N | 135 5TH AV SE |
| 019 | 570660 | 0170 | 7/18/02 | \$145,000 | 1390 | 0 | 7 | 1984 | 3 | 8245 | N | N | 125 CHICAGO BL |

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|--------------------|
| 019 | 630610 | 0020 | 9/4/03 | \$217,500 | 1400 | 390 | 7 | 1993 | 3 | 8005 | N | N | 768 OAKHURST DR |
| 019 | 926540 | 0240 | 10/10/03 | \$195,000 | 1410 | 0 | 7 | 1990 | 3 | 8031 | N | N | 621 CHICAGO BL |
| 019 | 926540 | 0280 | 10/16/03 | \$194,000 | 1410 | 0 | 7 | 1990 | 3 | 8325 | N | N | 616 GLACIER AV S |
| 019 | 935950 | 0130 | 4/1/02 | \$174,950 | 1420 | 0 | 7 | 1990 | 3 | 8884 | N | N | 323 WHITE RIVER DR |
| 019 | 215490 | 0240 | 2/18/02 | \$170,700 | 1440 | 0 | 7 | 1987 | 3 | 9808 | N | N | 336 HAWTHORNE AV S |
| 019 | 734030 | 0060 | 3/21/02 | \$173,000 | 1440 | 0 | 7 | 1988 | 3 | 8001 | N | N | 224 PACIFIC AV S |
| 019 | 935950 | 0480 | 6/25/02 | \$189,950 | 1460 | 0 | 7 | 1989 | 3 | 11379 | N | N | 393 WHITE RIVER DR |
| 019 | 926540 | 0130 | 8/12/03 | \$197,500 | 1470 | 0 | 7 | 1989 | 3 | 8048 | N | N | 619 YAKIMA AV S |
| 019 | 335340 | 1610 | 11/6/03 | \$194,435 | 1470 | 0 | 7 | 1990 | 3 | 11252 | N | N | 421 TACOMA BL |
| 019 | 935950 | 0050 | 11/25/02 | \$186,450 | 1480 | 0 | 7 | 1989 | 3 | 10699 | N | N | 309 WHITE RIVER DR |
| 019 | 926540 | 0220 | 5/7/03 | \$179,950 | 1480 | 0 | 7 | 1989 | 3 | 8189 | N | N | 625 CHICAGO BL |
| 019 | 935950 | 0320 | 2/28/02 | \$189,000 | 1500 | 0 | 7 | 1990 | 3 | 8400 | N | N | 361 WHITE RIVER DR |
| 019 | 926540 | 0210 | 12/11/02 | \$177,000 | 1510 | 0 | 7 | 1989 | 3 | 9837 | N | N | 626 CHICAGO BL |
| 019 | 926541 | 0180 | 11/17/03 | \$198,500 | 1530 | 0 | 7 | 1990 | 3 | 8184 | N | N | 644 SPOKANE AV S |
| 019 | 935950 | 0730 | 2/20/03 | \$192,950 | 1540 | 0 | 7 | 1990 | 3 | 8050 | N | N | 338 WHITE RIVER DR |
| 019 | 666880 | 0030 | 8/13/02 | \$185,750 | 1550 | 0 | 7 | 1989 | 3 | 8344 | N | N | 104 ALDER LN |
| 019 | 734030 | 0030 | 10/18/03 | \$204,900 | 1570 | 0 | 7 | 1988 | 3 | 8002 | N | N | 210 PACIFIC AV S |
| 019 | 926540 | 0180 | 1/24/03 | \$185,000 | 1570 | 0 | 7 | 1989 | 3 | 8052 | N | N | 620 CHICAGO BL |
| 019 | 935950 | 0670 | 7/26/02 | \$197,970 | 1580 | 0 | 7 | 1989 | 3 | 8050 | N | N | 360 WHITE RIVER DR |
| 019 | 935950 | 0160 | 12/19/03 | \$192,500 | 1580 | 0 | 7 | 1990 | 3 | 8925 | N | N | 329 WHITE RIVER DR |
| 019 | 200595 | 0080 | 9/3/03 | \$195,450 | 1580 | 0 | 7 | 2003 | 3 | 8001 | N | N | 301 DEREK'S PL |
| 019 | 935950 | 0600 | 5/24/02 | \$159,500 | 1580 | 0 | 7 | 1990 | 3 | 11351 | N | N | 374 WHITE RIVER DR |
| 019 | 200595 | 0030 | 4/2/03 | \$170,000 | 1580 | 0 | 7 | 2003 | 3 | 8030 | N | N | 311 DEREK'S PL |
| 019 | 926541 | 0150 | 7/2/03 | \$196,000 | 1630 | 0 | 7 | 1990 | 3 | 8006 | N | N | 638 SPOKANE AV S |
| 019 | 200595 | 0050 | 5/20/03 | \$190,000 | 1630 | 0 | 7 | 2003 | 3 | 8018 | N | N | 307 DEREK'S PL |
| 019 | 630610 | 0100 | 1/31/02 | \$195,450 | 1700 | 0 | 7 | 1995 | 3 | 8000 | N | N | 752 OAKHURST DR |
| 019 | 335590 | 0755 | 2/14/03 | \$169,000 | 1790 | 0 | 7 | 1944 | 4 | 11200 | N | N | 118 HOMER AV |
| 019 | 242470 | 0050 | 6/30/03 | \$220,370 | 1980 | 0 | 7 | 1992 | 3 | 8247 | N | N | 438 HAWTHORNE AV S |
| 019 | 359960 | 0147 | 11/24/03 | \$220,000 | 1980 | 0 | 7 | 1974 | 4 | 22128 | N | N | 318 BUTTE AV |
| 019 | 679350 | 0070 | 5/14/03 | \$201,500 | 1980 | 0 | 7 | 1992 | 3 | 8168 | N | N | 143 ASPEN LN N |
| 019 | 630610 | 0230 | 12/10/02 | \$190,000 | 1990 | 0 | 7 | 1977 | 5 | 12970 | N | N | 737 3RD AV SE |

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|----------------------|
| 019 | 335590 | 0670 | 4/24/03 | \$209,950 | 2010 | 0 | 7 | 1977 | 3 | 11200 | N | N | 127 WAYNE AV |
| 019 | 630610 | 0140 | 10/29/02 | \$199,900 | 2010 | 0 | 7 | 1993 | 3 | 8860 | N | N | 751 OAKHURST DR |
| 019 | 335340 | 0925 | 7/30/03 | \$265,000 | 2070 | 0 | 7 | 1993 | 3 | 37220 | N | N | 101 GLACIER AV S |
| 019 | 335340 | 1950 | 9/2/03 | \$255,000 | 2120 | 0 | 7 | 2003 | 3 | 13221 | N | N | 420 TACOMA BL S |
| 019 | 335340 | 1951 | 7/2/03 | \$225,000 | 2120 | 0 | 7 | 2003 | 3 | 12975 | N | N | 426 TACOMA BL S |
| 019 | 379510 | 0030 | 2/18/03 | \$217,000 | 2120 | 0 | 7 | 2002 | 3 | 8065 | N | N | 120 COUNTY LINE RD E |
| 019 | 379510 | 0060 | 1/15/03 | \$210,950 | 2120 | 0 | 7 | 2002 | 3 | 7986 | N | N | 554 VALENTINE AV SE |
| 019 | 630610 | 0190 | 1/25/02 | \$217,500 | 2160 | 0 | 7 | 1993 | 3 | 8005 | N | N | 767 OAKHURST DR |
| 019 | 379510 | 0070 | 12/31/02 | \$225,950 | 2230 | 0 | 7 | 2002 | 3 | 8615 | N | N | 128 COUNTY LINE RD E |
| 019 | 379510 | 0040 | 11/26/02 | \$230,950 | 2270 | 0 | 7 | 2002 | 3 | 8244 | N | N | 124 COUNTY LINE RD E |
| 019 | 379510 | 0050 | 12/31/02 | \$230,950 | 2270 | 0 | 7 | 2002 | 3 | 9626 | N | N | 651 MILWAUKEE BL S |
| 019 | 200595 | 0010 | 7/11/03 | \$236,000 | 2470 | 0 | 7 | 2003 | 3 | 9010 | N | N | 306 DEREK'S PL |
| 019 | 200595 | 0040 | 6/25/03 | \$234,950 | 2470 | 0 | 7 | 2003 | 3 | 9018 | N | N | 309 DEREK'S PL |
| 019 | 335340 | 2011 | 10/30/02 | \$240,000 | 2750 | 0 | 7 | 2002 | 3 | 8605 | N | N | 338 TACOMA BL S |
| 019 | 335340 | 2014 | 11/18/02 | \$239,000 | 2750 | 0 | 7 | 2002 | 3 | 9280 | N | N | 330 TACOMA BL S |
| 019 | 335340 | 2012 | 11/11/02 | \$235,000 | 2750 | 0 | 7 | 2002 | 3 | 8025 | N | N | 334 TACOMA BL S |
| 019 | 335340 | 2013 | 11/11/02 | \$235,000 | 2750 | 0 | 7 | 2002 | 3 | 8000 | N | N | 326 TACOMA BL S |
| 019 | 335340 | 2010 | 11/22/02 | \$235,000 | 2750 | 0 | 7 | 2002 | 3 | 13916 | N | N | 254 4TH AV SW |
| 019 | 379510 | 0090 | 2/10/03 | \$247,150 | 2850 | 0 | 7 | 2002 | 3 | 7986 | N | N | 556 VALENTINE AV SE |
| 019 | 379510 | 0080 | 2/20/03 | \$245,000 | 2860 | 0 | 7 | 2002 | 3 | 7995 | N | N | 558 VALENTINE AV SE |
| 019 | 379510 | 0020 | 2/18/03 | \$252,000 | 2880 | 0 | 7 | 2002 | 3 | 8474 | N | N | 655 MILWAUKEE BL S |
| 019 | 379510 | 0010 | 11/13/02 | \$249,950 | 2880 | 0 | 7 | 2002 | 3 | 8500 | N | N | 653 MILWAUKEE BL S |
| 019 | 074400 | 0130 | 8/28/02 | \$179,950 | 1410 | 0 | 8 | 2002 | 3 | 8158 | N | N | 405 RAILROAD AV SE |
| 019 | 074400 | 0110 | 9/24/02 | \$195,375 | 1420 | 0 | 8 | 2002 | 3 | 9280 | N | N | 411 RAILROAD ST |
| 019 | 074400 | 0070 | 3/27/02 | \$238,530 | 1470 | 950 | 8 | 2002 | 3 | 8680 | N | N | 116 BENT TREE LN SE |
| 019 | 074400 | 0180 | 4/23/02 | \$176,000 | 1480 | 0 | 8 | 2002 | 3 | 8720 | N | N | 115 BENT TREE LN SE |
| 019 | 074400 | 0030 | 6/20/02 | \$210,597 | 1610 | 0 | 8 | 2002 | 3 | 8680 | N | N | 108 BENT TREE LN SE |
| 019 | 074400 | 0120 | 5/30/02 | \$197,950 | 1790 | 0 | 8 | 2002 | 3 | 8102 | N | N | 409 RAILROAD AV SE |
| 019 | 074400 | 0160 | 3/14/02 | \$192,950 | 1790 | 0 | 8 | 2002 | 3 | 8737 | N | N | 119 BENT TREE LN SE |
| 019 | 074400 | 0170 | 4/25/02 | \$206,450 | 1810 | 0 | 8 | 2002 | 3 | 8728 | N | N | 117 BENT TREE LN SE |
| 019 | 074400 | 0040 | 2/21/02 | \$203,950 | 1900 | 0 | 8 | 2002 | 3 | 8680 | N | N | 110 BENT TREE LN SE |

Improved Sales Used in this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|---------------------|
| 019 | 074400 | 0010 | 9/30/02 | \$202,950 | 1900 | 0 | 8 | 2002 | 3 | 8569 | N | N | 104 BENT TREE LN SE |
| 019 | 074400 | 0100 | 5/23/02 | \$202,950 | 1920 | 0 | 8 | 2002 | 3 | 8288 | N | N | 122 BENT TREE LN SE |
| 019 | 074400 | 0140 | 10/29/02 | \$205,950 | 2000 | 0 | 8 | 2002 | 3 | 8084 | N | N | 401 RAILROAD AV SE |
| 019 | 074400 | 0060 | 8/30/02 | \$212,000 | 2020 | 0 | 8 | 2002 | 3 | 8680 | N | N | 114 BENT TREE LN SE |
| 019 | 074400 | 0080 | 5/13/02 | \$204,950 | 2020 | 0 | 8 | 2002 | 3 | 8680 | N | N | 118 BENT TREE LN SE |
| 019 | 074400 | 0090 | 4/9/02 | \$239,950 | 2300 | 0 | 8 | 2002 | 3 | 8680 | N | N | 120 BENT TREE LN SE |
| 019 | 074400 | 0190 | 5/3/02 | \$246,000 | 2390 | 0 | 8 | 2002 | 3 | 8712 | N | N | 113 BENT TREE LN SE |

Improved Sales Removed from this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|-----------------|--------------|--------------|------------------|-------------------|---|
| 015 | 144510 | 0120 | 10/23/02 | \$117,677 | QUIT CLAIM DEED DORRatio |
| 015 | 144510 | 0310 | 3/26/02 | \$270,875 | QUESTIONABLE PER SALES IDENTIFICATION |
| 015 | 144510 | 0370 | 4/15/02 | \$234,950 | ActivePermitBeforeSale>25K |
| 015 | 152104 | 9011 | 6/26/03 | \$265,000 | ImpCount |
| 015 | 152104 | 9064 | 10/2/03 | \$185,000 | DIAGNOSTIC OUTLIER |
| 015 | 201920 | 0230 | 12/28/02 | \$221,500 | RELOCATION - SALE TO SERVICE |
| 015 | 219060 | 1048 | 11/17/03 | \$295,000 | BANKRUPTCY - RECEIVER OR TRUSTEE; |
| 015 | 226800 | 0020 | 8/11/03 | \$179,000 | UnFinArea |
| 015 | 226800 | 0190 | 3/6/03 | \$98,000 | EXEMPT FROM EXCISE TAX |
| 015 | 226800 | 0360 | 12/30/03 | \$147,309 | EXEMPT FROM EXCISE TAX |
| 015 | 234550 | 0270 | 8/4/03 | \$56,022 | QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.); |
| 015 | 234570 | 0080 | 11/20/03 | \$315,000 | %Compl ActivePermitBeforeSale>25K |
| 015 | 234570 | 0250 | 7/21/03 | \$330,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 015 | 234570 | 0260 | 9/18/03 | \$313,500 | DIAGNOSTIC OUTLIER |
| 015 | 234570 | 0340 | 10/8/03 | \$312,278 | DIAGNOSTIC OUTLIER |
| 015 | 234570 | 0350 | 9/18/03 | \$312,955 | DIAGNOSTIC OUTLIER |
| 015 | 234570 | 0400 | 8/26/03 | \$320,667 | DIAGNOSTIC OUTLIER |
| 015 | 234570 | 0460 | 7/3/02 | \$277,000 | NON-REPRESENTATIVE SALE |
| 015 | 234570 | 0480 | 10/28/03 | \$335,000 | %Compl ActivePermitBeforeSale>25K |
| 015 | 234570 | 0490 | 11/17/03 | \$311,500 | %Compl ActivePermitBeforeSale>25K |
| 015 | 234570 | 0500 | 8/26/03 | \$326,500 | %Compl ActivePermitBeforeSale>25K |
| 015 | 234570 | 0510 | 9/17/03 | \$316,280 | DIAGNOSTIC OUTLIER |
| 015 | 234570 | 0520 | 10/31/03 | \$311,000 | DIAGNOSTIC OUTLIER |
| 015 | 234570 | 0530 | 9/9/03 | \$330,700 | DIAGNOSTIC OUTLIER |
| 015 | 234570 | 0570 | 10/30/03 | \$328,500 | DIAGNOSTIC OUTLIER |
| 015 | 272104 | 9024 | 2/19/03 | \$44,667 | PARTIAL INTEREST (103, 102, Etc.) PrevImp<=10K |
| 015 | 272104 | 9024 | 2/28/03 | \$44,667 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 015 | 272104 | 9024 | 2/19/03 | \$44,667 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 015 | 272104 | 9036 | 8/27/02 | \$299,950 | DIAGNOSTIC OUTLIER |
| 015 | 272104 | 9039 | 10/13/03 | \$75,000 | QUIT CLAIM DEED; STATEMENT TO DOR DORRatio |
| 015 | 273050 | 0200 | 7/17/02 | \$62,770 | QUIT CLAIM DEED; STATEMENT TO DOR DORRatio |
| 015 | 273080 | 0010 | 6/3/03 | \$39,718 | QUIT CLAIM DEED; |
| 015 | 273080 | 0080 | 4/2/02 | \$68,000 | QUIT CLAIM DEED; STATEMENT TO DOR DORRatio |
| 015 | 273080 | 0130 | 7/30/03 | \$92,000 | QUESTIONABLE PER SALES IDENTIFICATION |
| 015 | 282104 | 9104 | 11/3/03 | \$168,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 015 | 282104 | 9197 | 5/29/02 | \$188,500 | QUESTIONABLE PER SALES IDENTIFICATION |
| 015 | 282410 | 0540 | 4/25/02 | \$138,129 | EXEMPT FROM EXCISE TAX |
| 015 | 286810 | 0080 | 1/31/02 | \$100,000 | DIAGNOSTIC OUTLIER |
| 015 | 332104 | 9052 | 10/30/03 | \$330,000 | STATEMENT TO DOR ActivePermitBeforeSale>25K |
| 015 | 375060 | 7304 | 4/11/03 | \$202,000 | GOVERNMENT AGENCY |
| 015 | 375060 | 7719 | 2/28/03 | \$170,715 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 015 | 375060 | 7941 | 6/14/02 | \$239,900 | ImpCount |
| 015 | 375160 | 1817 | 12/16/02 | \$97,274 | PARTIAL INTEREST (103, 102, Etc.) DORRatio |
| 015 | 375160 | 1887 | 10/11/02 | \$122,207 | QUIT CLAIM DEED DORRatio |
| 015 | 375160 | 2866 | 6/4/02 | \$25,000 | DORRatio |

Improved Sales Removed from this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|----------|--------|-------|-----------|------------|---|
| 015 | 375160 | 4073 | 7/17/02 | \$55,000 | DORRatio |
| 015 | 375160 | 4169 | 6/10/02 | \$15,000 | DORRatio |
| 015 | 386150 | 0330 | 6/20/03 | \$68,000 | QUIT CLAIM DEED DORRatio |
| 015 | 401440 | 0385 | 7/8/03 | \$47,000 | QUIT CLAIM DEED; AND OTHER WARNINGS |
| 015 | 401440 | 0387 | 7/8/03 | \$56,000 | CORPORATE AFFILIATES; QUIT CLAIM DEED; |
| 015 | 403100 | 0530 | 4/10/02 | \$120,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 015 | 404570 | 0050 | 6/7/02 | \$275,000 | DIAGNOSTIC OUTLIER |
| 015 | 404570 | 0090 | 7/3/02 | \$85,000 | DORRatio |
| 015 | 404570 | 0547 | 2/19/03 | \$112,500 | BANKRUPTCY - RECEIVER OR TRUSTEE UnFinArea |
| 015 | 404570 | 0547 | 9/30/02 | \$90,005 | EXEMPT FROM EXCISE TAX UnFinArea |
| 015 | 404570 | 0596 | 3/14/03 | \$61,850 | RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio |
| 015 | 412980 | 0110 | 10/13/03 | \$173,327 | BANKRUPTCY - RECEIVER OR TRUSTEE; |
| 015 | 432230 | 0050 | 10/8/03 | \$120,000 | DIAGNOSTIC OUTLIER |
| 015 | 432230 | 0220 | 5/3/02 | \$186,190 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 015 | 506640 | 0243 | 7/12/02 | \$107,691 | %Compl DORRatio |
| 015 | 506640 | 0281 | 8/4/03 | \$260,000 | Obsol |
| 015 | 506640 | 0562 | 7/9/03 | \$105,148 | QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.) |
| 015 | 512880 | 0200 | 11/15/03 | \$165,000 | QUIT CLAIM DEED |
| 015 | 513100 | 0300 | 1/3/03 | \$166,500 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 015 | 513100 | 0420 | 5/30/02 | \$140,000 | NON-REPRESENTATIVE SALE |
| 015 | 606460 | 0181 | 6/6/02 | \$338,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 015 | 614360 | 0581 | 9/26/03 | \$475,000 | PLOTTAGE |
| 015 | 614360 | 0595 | 8/26/03 | \$872,000 | PLOTTAGE |
| 015 | 669930 | 0050 | 1/2/03 | \$299,950 | DIAGNOSTIC OUTLIER |
| 015 | 669930 | 0080 | 6/6/03 | \$287,950 | BUILDER OR DEVELOPER SALES |
| 015 | 669930 | 0220 | 6/19/02 | \$287,950 | DIAGNOSTIC OUTLIER |
| 015 | 669930 | 0230 | 5/8/03 | \$298,950 | %Compl ActivePermitBeforeSale>25K |
| 015 | 669930 | 0240 | 7/24/03 | \$316,950 | %Compl ActivePermitBeforeSale>25K |
| 015 | 669930 | 0270 | 8/7/03 | \$299,950 | %Compl ActivePermitBeforeSale>25K |
| 015 | 669930 | 0470 | 7/17/03 | \$259,950 | DIAGNOSTIC OUTLIER |
| 015 | 789385 | 0230 | 2/18/02 | \$210,350 | RELOCATION - SALE BY SERVICE |
| 015 | 789385 | 0230 | 2/14/02 | \$210,350 | RELOCATION - SALE TO SERVICE |
| 015 | 926280 | 0041 | 1/22/02 | \$225,000 | SEGREGATION AND/OR MERGER |
| 015 | 926280 | 0060 | 9/27/02 | \$256,000 | PersMH0 UnFinArea |
| 015 | 926280 | 0061 | 1/27/03 | \$450,000 | DIAGNOSTIC OUTLIER |
| 015 | 926280 | 0292 | 10/23/02 | \$35,000 | QUIT CLAIM DEED; STATEMENT TO DOR DORRatio |
| 015 | 946220 | 0105 | 9/23/02 | \$495,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 016 | 142104 | 9069 | 10/25/02 | \$367,047 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 016 | 281785 | 0210 | 8/27/03 | \$42,486 | QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.); |
| 016 | 281785 | 0355 | 4/25/03 | \$176,192 | EXEMPT FROM EXCISE TAX |
| 016 | 342104 | 9049 | 7/24/03 | \$200,000 | DORRatio |
| 016 | 342104 | 9079 | 12/2/03 | \$359,888 | %Compl ActivePermitBeforeSale>25K |
| 016 | 342104 | 9081 | 12/29/03 | \$364,000 | %Compl ActivePermitBeforeSale>25K |
| 016 | 375060 | 1323 | 9/5/02 | \$95,000 | GOVERNMENT AGENCY |
| 016 | 375060 | 1332 | 12/20/02 | \$129,900 | BANKRUPTCY - RECEIVER OR TRUSTEE |

Improved Sales Removed from this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|----------|--------|-------|-----------|------------|---|
| 016 | 375060 | 1602 | 4/11/03 | \$40,575 | DORRatio |
| 016 | 375060 | 2796 | 8/27/02 | \$137,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 016 | 375060 | 3095 | 12/10/03 | \$250,000 | NON-REPRESENTATIVE SALE |
| 016 | 375060 | 3097 | 2/21/02 | \$117,158 | RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio |
| 016 | 375060 | 4292 | 12/24/02 | \$34,713 | QUIT CLAIM DEED; DIVORCE DORRatio |
| 016 | 375060 | 4419 | 4/1/02 | \$107,500 | NON-REPRESENTATIVE SALE |
| 016 | 375060 | 4419 | 5/13/03 | \$85,000 | PARTIAL INTEREST (103, 102, Etc.); STATEMENT TO DOR |
| 016 | 375060 | 5397 | 2/27/02 | \$144,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 016 | 375060 | 5972 | 4/2/03 | \$530,000 | %Compl |
| 016 | 375060 | 6723 | 9/9/03 | \$188,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 016 | 375160 | 0027 | 5/24/02 | \$70,411 | PARTIAL INTEREST (103, 102, Etc.) DORRatio |
| 016 | 375160 | 1085 | 8/19/02 | \$72,000 | %NetCond Prevlmp<=10K |
| 016 | 375160 | 2201 | 5/28/03 | \$114,200 | FORCED SALE |
| 016 | 375160 | 2645 | 12/2/03 | \$284,900 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 016 | 375160 | 3117 | 8/1/02 | \$60,000 | DORRatio |
| 016 | 375160 | 4844 | 12/31/03 | \$30,000 | %NetCond Prevlmp<=10K DORRatio |
| 016 | 375160 | 4950 | 9/17/03 | \$465,000 | ActivePermitBeforeSale>25K |
| 016 | 375160 | 4950 | 9/17/03 | \$10,000 | DORRatio ActivePermitBeforeSale>25K |
| 016 | 375160 | 5926 | 8/5/02 | \$145,000 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 016 | 375160 | 6623 | 6/26/03 | \$403,390 | FORCED SALE |
| 016 | 375160 | 6623 | 9/8/03 | \$372,636 | FORCED SALE |
| 016 | 375160 | 6729 | 10/23/02 | \$172,000 | DIAGNOSTIC OUTLIER |
| 016 | 541210 | 0520 | 9/17/02 | \$276,900 | RELATED PARTY, FRIEND, OR NEIGHBOR; |
| 016 | 541210 | 0640 | 2/19/02 | \$255,000 | QUIT CLAIM DEED |
| 016 | 541210 | 0720 | 3/3/03 | \$290,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 016 | 541210 | 0880 | 4/23/02 | \$249,950 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 017 | 335640 | 0890 | 7/1/03 | \$77,633 | PARTIAL INTEREST (103, 102, Etc.) DORRatio |
| 017 | 335640 | 2088 | 6/6/02 | \$105,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 017 | 335640 | 2210 | 3/3/03 | \$105,700 | QUIT CLAIM DEED |
| 017 | 335640 | 3345 | 7/8/02 | \$107,000 | QUESTIONABLE PER SALES IDENTIFICATION |
| 017 | 335640 | 3391 | 1/18/02 | \$137,535 | EXEMPT FROM EXCISE TAX |
| 017 | 335640 | 4590 | 3/7/02 | \$143,887 | EXEMPT FROM EXCISE TAX |
| 017 | 335640 | 4590 | 12/4/02 | \$147,500 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 017 | 335640 | 5110 | 4/26/02 | \$183,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 017 | 335640 | 5160 | 11/12/03 | \$108,000 | RELATED PARTY, FRIEND, OR NEIGHBOR; |
| 017 | 335640 | 7291 | 9/16/02 | \$125,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 017 | 335640 | 7291 | 9/11/03 | \$123,088 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 017 | 335640 | 7321 | 2/28/02 | \$109,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 017 | 885600 | 0380 | 5/23/02 | \$83,916 | PARTIAL INTEREST (103, 102, Etc.) DORRatio |
| 017 | 885600 | 0545 | 2/12/03 | \$125,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 017 | 885600 | 4825 | 8/28/02 | \$172,500 | MOBILE HOME |
| 017 | 954300 | 0590 | 4/2/02 | \$47,000 | QUIT CLAIM DEED DORRatio |
| 017 | 954300 | 0690 | 11/21/03 | \$219,950 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 018 | 111630 | 0090 | 4/14/03 | \$179,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 018 | 327530 | 0170 | 6/25/03 | \$121,250 | BANKRUPTCY - RECEIVER OR TRUSTEE |

Improved Sales Removed from this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|-----------------|--------------|--------------|------------------|-------------------|---|
| 018 | 332104 | 9068 | 5/15/02 | \$400,000 | SEGREGATION ANDOOR MERGER |
| 018 | 332104 | 9074 | 5/15/02 | \$610,000 | DIAGNOSTIC OUTLIER |
| 018 | 332104 | 9082 | 5/15/02 | \$225,000 | SEGREGATION ANDOOR MERGER; |
| 018 | 387654 | 0850 | 4/11/02 | \$143,200 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 018 | 715340 | 0170 | 1/4/02 | \$204,000 | UnFinArea |
| 018 | 721265 | 0540 | 12/13/02 | \$164,289 | DIAGNOSTIC OUTLIER |
| 018 | 721265 | 0640 | 7/16/02 | \$318,822 | EXEMPT FROM EXCISE TAX |
| 018 | 721265 | 1030 | 3/21/02 | \$213,000 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 018 | 721265 | 1590 | 5/7/02 | \$241,733 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 018 | 721265 | 2130 | 8/15/02 | \$225,000 | RELOCATION - SALE TO SERVICE |
| 018 | 721266 | 0810 | 5/31/02 | \$227,000 | RELOCATION - SALE BY SERVICE |
| 018 | 721266 | 0810 | 5/30/02 | \$227,000 | RELOCATION - SALE TO SERVICE |
| 018 | 721268 | 0070 | 11/24/03 | \$242,500 | RELOCATION - SALE BY SERVICE |
| 018 | 721268 | 0070 | 11/24/03 | \$242,500 | RELOCATION - SALE TO SERVICE |
| 018 | 721268 | 0140 | 10/11/02 | \$205,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 018 | 721268 | 0410 | 1/29/03 | \$235,000 | RELOCATION - SALE BY SERVICE |
| 018 | 721268 | 0410 | 1/29/03 | \$235,000 | RELOCATION - SALE TO SERVICE |
| 018 | 721268 | 0920 | 9/30/02 | \$200,000 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 018 | 721268 | 1020 | 12/21/02 | \$239,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 018 | 802960 | 0020 | 8/28/03 | \$360,660 | %Compl ActivePermitBeforeSale>25K |
| 018 | 802960 | 0360 | 11/7/03 | \$356,900 | %Compl ActivePermitBeforeSale>25K |
| 019 | 215490 | 0120 | 3/25/02 | \$179,500 | RELOCATION - SALE BY SERVICE |
| 019 | 215490 | 0120 | 3/25/02 | \$179,500 | RELOCATION - SALE TO SERVICE |
| 019 | 242470 | 0040 | 6/17/02 | \$207,500 | RELOCATION - SALE BY SERVICE |
| 019 | 242470 | 0040 | 6/9/02 | \$207,500 | RELOCATION - SALE TO SERVICE |
| 019 | 255751 | 0050 | 5/23/02 | \$121,000 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 019 | 255751 | 0090 | 9/19/02 | \$59,204 | DORRatio |
| 019 | 335340 | 0270 | 2/22/02 | \$130,000 | DIAGNOSTIC OUTLIER |
| 019 | 335340 | 0285 | 10/15/03 | \$141,000 | PersMH0 |
| 019 | 335340 | 0285 | 8/11/03 | \$109,000 | PersMH0 |
| 019 | 335340 | 0756 | 5/30/02 | \$75,000 | NON-REPRESENTATIVE SALE |
| 019 | 335340 | 1565 | 2/3/03 | \$199,950 | ImpCount |
| 019 | 335340 | 1585 | 9/29/03 | \$160,000 | NON-REPRESENTATIVE SALE |
| 019 | 335340 | 1585 | 10/30/02 | \$92,000 | NON-REPRESENTATIVE SALE |
| 019 | 335340 | 1775 | 7/17/02 | \$48,956 | QUIT CLAIM DEED; |
| 019 | 335340 | 1950 | 10/14/02 | \$73,000 | SEGREGATION ANDOOR MERGER DORRatio |
| 019 | 335340 | 2155 | 10/9/02 | \$139,900 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 019 | 335440 | 0060 | 7/14/03 | \$126,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 019 | 335540 | 0102 | 5/29/03 | \$50,000 | Obsol |
| 019 | 335590 | 0006 | 6/5/02 | \$63,000 | STATEMENT TO DOR DORRatio |
| 019 | 335590 | 0230 | 8/26/03 | \$158,000 | DIAGNOSTIC OUTLIER |
| 019 | 335590 | 0455 | 7/11/02 | \$65,000 | NON-REPRESENTATIVE SALE |
| 019 | 335590 | 0740 | 8/21/03 | \$190,000 | %Compl ActivePermitBeforeSale>25K |
| 019 | 359960 | 0005 | 10/20/03 | \$189,500 | MULTI-PARCEL SALE |
| 019 | 570660 | 0170 | 6/12/02 | \$130,918 | EXEMPT FROM EXCISE TAX |

Improved Sales Removed from this Annual Update Analysis
Area 55
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|----------|--------|-------|-----------|------------|------------------------------------|
| 019 | 630610 | 0040 | 4/11/02 | \$186,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 019 | 734031 | 0090 | 4/7/03 | \$183,720 | EXEMPT FROM EXCISE TAX |
| 019 | 756960 | 0080 | 10/1/03 | \$228,000 | %Compl ActivePermitBeforeSale>25K |
| 019 | 809390 | 0340 | 7/23/02 | \$46,814 | QUIT CLAIM DEED; |
| 019 | 885600 | 3635 | 8/20/02 | \$53,000 | DORRatio |
| 019 | 926540 | 0210 | 12/11/02 | \$177,000 | RELOCATION - SALE TO SERVICE |

Vacant Sales Used in this Annual Update Analysis
Area 55

| Sub Area | Major | Minor | Sale Date | Sale Price | Lot Size | View | Water-front |
|-----------------|--------------|--------------|------------------|-------------------|-----------------|-------------|--------------------|
| 15 | 234570 | 0160 | 01/30/02 | \$87,000 | 6428 | N | N |
| 15 | 234570 | 0250 | 01/30/02 | \$87,000 | 6305 | N | N |
| 15 | 234570 | 0290 | 01/17/02 | \$87,000 | 6306 | N | N |
| 15 | 273050 | 0090 | 11/11/03 | \$105,000 | 19129 | Y | Y |
| 15 | 332104 | 9108 | 11/24/03 | \$119,900 | 147668 | N | N |
| 15 | 375060 | 0012 | 10/09/03 | \$250,000 | 251776 | N | N |
| 15 | 375060 | 0982 | 06/19/03 | \$20,000 | 6500 | N | Y |
| 15 | 375160 | 1856 | 08/18/03 | \$47,500 | 28057 | N | N |
| 15 | 403170 | 0170 | 01/14/03 | \$90,000 | 9744 | N | N |
| 15 | 403170 | 0170 | 02/05/02 | \$85,000 | 9744 | N | N |
| 15 | 403170 | 0290 | 01/09/03 | \$95,000 | 15060 | Y | Y |
| 15 | 404570 | 0335 | 10/01/03 | \$21,000 | 6800 | N | Y |
| 15 | 404570 | 0618 | 04/08/03 | \$83,950 | 46173 | Y | N |
| 15 | 404570 | 0628 | 01/06/03 | \$70,000 | 35937 | N | N |
| 15 | 926280 | 0163 | 05/28/03 | \$48,000 | 21930 | N | N |
| 15 | 926280 | 0208 | 06/11/03 | \$75,000 | 68377 | N | N |
| 15 | 946220 | 0075 | 03/01/02 | \$27,000 | 15601 | N | Y |
| 16 | 335340 | 4451 | 04/26/02 | \$110,000 | 65752 | N | N |
| 16 | 335340 | 4530 | 06/16/03 | \$70,000 | 46609 | N | N |
| 16 | 342104 | 9056 | 04/24/03 | \$85,000 | 10067 | N | N |
| 16 | 342104 | 9079 | 04/24/03 | \$85,000 | 8452 | N | N |
| 16 | 342104 | 9080 | 04/24/03 | \$85,000 | 8869 | N | N |
| 16 | 342104 | 9081 | 04/24/03 | \$85,000 | 9208 | N | N |
| 16 | 352104 | 9043 | 04/22/03 | \$143,000 | 79755 | N | N |
| 16 | 375060 | 0573 | 09/08/02 | \$50,000 | 50529 | N | N |
| 16 | 375060 | 0579 | 01/22/02 | \$85,000 | 50639 | N | N |
| 16 | 375060 | 2070 | 02/24/03 | \$11,500 | 9600 | N | N |
| 16 | 375060 | 4230 | 03/01/02 | \$12,000 | 6240 | N | N |
| 16 | 375060 | 4359 | 08/04/03 | \$52,500 | 13200 | N | N |
| 16 | 375060 | 4549 | 05/08/03 | \$22,000 | 19320 | N | N |
| 16 | 375060 | 4900 | 03/04/02 | \$100,000 | 20640 | N | N |
| 16 | 375060 | 6555 | 06/04/03 | \$35,000 | 28749 | N | N |
| 16 | 375160 | 0133 | 01/17/02 | \$12,000 | 17420 | N | N |
| 16 | 375160 | 0270 | 05/16/02 | \$38,000 | 47916 | N | N |
| 16 | 375160 | 0407 | 09/18/03 | \$55,000 | 17898 | N | N |
| 16 | 375160 | 0950 | 10/23/03 | \$75,000 | 19200 | N | N |
| 16 | 375160 | 0950 | 10/27/03 | \$55,000 | 19200 | N | N |
| 16 | 375160 | 0950 | 01/24/02 | \$40,500 | 19200 | N | N |
| 16 | 375160 | 3160 | 02/13/02 | \$60,000 | 9600 | N | N |
| 16 | 375160 | 3162 | 02/13/02 | \$35,000 | 9600 | N | N |
| 16 | 375160 | 3193 | 01/22/02 | \$53,250 | 14400 | N | N |
| 16 | 375160 | 4393 | 05/24/02 | \$16,800 | 19200 | N | N |
| 16 | 375160 | 4665 | 06/04/03 | \$65,500 | 9600 | N | N |
| 16 | 375160 | 4827 | 11/06/02 | \$70,000 | 33600 | N | N |
| 17 | 335640 | 2243 | 05/14/03 | \$119,900 | 8000 | N | N |

Vacant Sales Used in this Annual Update Analysis
Area 55

| Sub Area | Major | Minor | Sale Date | Sale Price | Lot Size | View | Water-front |
|-----------------|--------------|--------------|------------------|-------------------|-----------------|-------------|--------------------|
| 17 | 335640 | 3130 | 09/05/03 | \$45,000 | 10018 | N | N |
| 17 | 335640 | 4461 | 07/03/03 | \$45,000 | 7990 | N | N |
| 17 | 335640 | 6425 | 02/22/02 | \$18,000 | 6319 | N | N |
| 17 | 885600 | 4846 | 01/29/03 | \$41,000 | 7994 | N | N |
| 18 | 332104 | 9038 | 08/21/02 | \$185,000 | 82764 | N | N |
| 19 | 335340 | 1145 | 01/18/02 | \$35,000 | 23483 | N | N |
| 19 | 335340 | 2515 | 07/15/03 | \$40,000 | 6000 | N | N |
| 19 | 335340 | 2610 | 07/15/03 | \$50,000 | 6000 | N | N |
| 19 | 335540 | 0320 | 09/29/03 | \$85,000 | 61419 | N | N |
| 19 | 362104 | 9100 | 07/03/03 | \$40,000 | 10456 | N | N |

Vacant Sales Removed from this Annual Update Analysis

Area 55

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|-----------------|--------------|--------------|------------------|-------------------|--|
| 15 | 144510 | 0170 | 05/29/02 | \$28,500 | RELATED PARTY, FRIEND, OR NEIGHBOR; |
| 15 | 152104 | 9046 | 09/20/02 | \$255,000 | NON-PROFIT ORGANIZATION |
| 15 | 375060 | 7809 | 10/11/03 | \$30,000 | PARTIAL INTEREST (1/3, 1/2, Etc.) |
| 15 | 375160 | 2876 | 04/17/03 | \$27,580 | QUIT CLAIM DEED; |
| 15 | 375160 | 2876 | 06/25/02 | \$25,000 | PARTIAL INTEREST (1/3, 1/2, Etc.); |
| 15 | 401440 | 0380 | 07/08/03 | \$20,000 | QUIT CLAIM DEED; |
| 15 | 614360 | 0597 | 04/21/03 | \$480,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 16 | 335340 | 4491 | 08/12/02 | \$40,000 | RELATED PARTY, FRIEND, OR NEIGHBOR; |
| 16 | 352104 | 9018 | 11/06/02 | \$56,468 | QUIT CLAIM DEED |
| 16 | 375060 | 1290 | 10/08/03 | \$63,500 | QUIT CLAIM DEED |
| 16 | 375160 | 0962 | 08/05/02 | \$15,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; |
| 16 | 375160 | 2585 | 09/18/03 | \$25,623 | QUIT CLAIM DEED; |
| 16 | 375160 | 4665 | 02/19/03 | \$65,000 | RELOCATION - SALE TO SERVICE; |
| 16 | 375160 | 4669 | 02/19/03 | \$39,000 | RELOCATION - SALE BY SERVICE; |
| 17 | 252104 | 9101 | 09/26/02 | \$46,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; |
| 17 | 335640 | 2243 | 04/15/02 | \$117,870 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; |
| 17 | 335640 | 4192 | 10/04/02 | \$60,000 | SEG/MERG |
| 17 | 954300 | 0693 | 09/17/03 | \$38,000 | QUIT CLAIM DEED; |
| 18 | 540980 | 0190 | 10/24/03 | \$220,000 | SEG/MERG |
| 19 | 335590 | 0745 | 01/29/03 | \$85,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |



**King County
Department of Assessments**

King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

**Scott Noble
Assessor**

MEMORANDUM

DATE: January 31, 2004

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2004 Revaluation for 2005 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr